

**City of Marine City
Workgroup for City-Owned Properties
February 24, 2022**

A regular meeting of the Workgroup for City-Owned Properties was held on Thursday, February 24, 2022 at 260 South Parker Street, and was called to order by Chairperson Moran at 5:30 pm.

The Pledge of Allegiance was led by Chairperson Moran.

AUDIO/VIDEO AVAILABLE

For complete audio/video of meeting, visit the following link:

<https://www.youtube.com/watch?v=tslm7v02sFY>

Present: City Commissioners Jacob Bryson, Brian Ross, John Kreidler; Planning Commissioner Ben Heath; Community & Economic Development Chair Joseph Moran; City Manager Holly Tatman; Assistant City Clerk Shannon Adams

Approve Agenda

Motion by Commissioner Bryson, seconded by Commissioner Ross, to approve the Agenda. All Ayes. Motion Carried.

Approve Minutes

Motion by Commissioner Ross, seconded by Commissioner Bryson, to approve the February 9, 2022 meeting minutes. All Ayes. Motion Carried.

Public Comment

The meeting was conducted with an open forum format that did not limit reasonable speaking time; public comment was made during the discussion of each property.

Unfinished Business

300 Broadway

Laura Merchant, Marine City Chamber of Commerce President, presented a draft of the proposed Guy Center Project. The Project would include the creation of a subcommittee under the direction of the Community and Economic Development Board and have

representatives from different City Boards, interested groups, residents and other stakeholders. The Project outlined utilizing 300 Broadway as a welcome and warming center, meeting and gathering space, technology and business center, community kitchen, and incubator space. Events could be hosted in Heritage Park. Sources for funding would include crowdfunding, grants, foundation donations and the sale of 303 Water Street with the Guy funds to be used for 300 Broadway; which would be designated the Guy Community Center.

City Manager Tatman stated Friends of City Hall could contribute their fundraising to the City and the funds would go back to 300 Broadway.

Chairperson Moran stated that keeping 300 Broadway with the City and moving forward with the Project proposal seemed to alleviate a lot of issues and would not exclude Friends of City Hall's mission.

Friends of City Hall Representative, Judith White, expressed concern about Friends of City Hall's investment to date, their business plan, and being pushed out.

Laura Merchant stated the Guy Center Project included Friends having an office space in the building and representation on the subcommittee. The plan served the common goal of everyone which was to save the building.

Phil Oleksiak suggested using income from renting space in 300 Broadway to fund renovations for 303 South Water, to save both buildings.

City Manager Tatman indicated that keeping 300 Broadway as a City owned property meant additional resources and connections to leverage for grants. As the money came in and more areas of the building became renovated, more would be available to be used.

Executive Director of the Marine City Chamber of Commerce, Stacy Bellis, stated she saw someone on Facebook asking about a remote work station in the area and that the person was referred elsewhere due to lack of availability. She cited trend forecasting indicating that the future workplace would be a mix of in office and remote work. The first floor could be used for remote working needs, the second floor could be rented as venue space.

Judith White stated the main issue was the preservation and restoration of the building because the majority of it was unusable and not ADA compliant. She felt the legal reservations with Friends of City Hall buying the building were not permanent barriers.

Laura Merchant reiterated the need for collaboration on the project. She estimated 6 to 8 months before approximately 2,600 square feet of the building could be opened with a

more realistic estimate of 3-5 years for full operational use under the Guy Center Project plan.

Commissioner Ross stated that it might be helpful to know what the community expected of a Community Center.

Phil Oleksiak suggested having a Friends of 303 South Water group which Judith White also supported.

Resident, Dave Niedenthal, stated his belief that each group was stepping on each other rather than getting things done; he would like to see the community rise.

303 South Water

Laura Merchant indicated that she had been approached by a potential investor who ran Wolfgang Puck Restaurant of Chicago however, he was scared away by online posts.

Chairperson Moran confirmed \$42,000 was the Guy investment and questioned how much had to be put back into the fund since the original amount was not enough to maintain and fund a Community Center.

City Manager Tatman stated a consult with the accountants was needed and fund allotment from a sale would come down to the sale price of the property, the original Guy money, the money the City put in for maintenance over the years to figure out what would go to the restricted fund versus what would be returned to the general fund.

Judith White stated that historically a Community Center was funded by a Parks and Recreation Department and grants and its function changed over time to reflect what the societal and community needs were.

City Manager Tatman stated there was no definition of a Community Center in the Guy family trust documents and stated it could be a rentable pavilion with a park. Any decision without a self-funding means would result in using money from the general fund. Grants for demolition money were unlikely. She suggested an online poll to put the question to the community what they would use a Community Center for.

Lisa Hendrick indicated she had a list of questions she would like answered before the results of the Workgroup went to the City Commission and stated it was not up to the Workgroup to make a decision.

City Manager Tatman believed the goal of the Workgroup was to narrow the options related to both buildings before taking their recommendation of the most viable ones to the City Commission for a decision.

Commissioner Kreidler indicated it was not the job of the City to run a business. That if selling one or both of the buildings, it should be the job of the new owner to bring them into ADA compliance and private use was a better option financially for the City.

Planning Commissioner Heath stated demolishing an asset that was a revenue for income through sale did not make sense.

Meeting Schedule

The next meeting was scheduled for March 7, 2022 at 5:30pm and March 21, 2022 at 5:30pm

New Business

None.

Adjournment

Motion by Commissioner Ross, seconded by Commissioner Bryson, to adjourn at 7:12pm. All Ayes. Motion Carried.

Respectfully submitted,

Shannon Adams
Assistant City Clerk