

BUILDING USE COMMITTEE MINUTES Wednesday, February 24, 2016 City Hall, 3 rd Floor Conf. Rm. 5: 30 pm

Present: Ald. John Belanger, Joe Clarke, Mike Langan, Bray Architects: Mike Hacker and Steve

Kuhnen Staff Present: J. Amodeo, D. Biebel, C. Pelishek, B. Rammer, Mayor Vandersteen, B. Bluske Ald. Present: J. Bohren Others Present: see sign-in sheet

1. OPENING OF MEETING

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of Building Use Committee minutes from August 10, 2015 meeting. M. Langan/J. Clarke motioned to approve the minutes. All ayes, motion carried.

2.2 Presentation from Bray Architects: Process~~Analysis of Potential Sites/Costs~~Analysis of Existing City Hall/Cost Bray Architects (Mike Hacker and Steve Kuhnen) gave a presentation to the committee. A spreadsheet showed the current square footage vs proposed square footage (current total net area 13,540 sq.ft. versus proposed 18,224 sq.ft. and total gross building 37,400 sq.ft. vs 25,368 sq.ft.) The first site looked at was N. 10 th St. and Wisconsin Ave. (cost @\$7.4 million to \$7.8 million) The second site was the grounds of mead public library (currently parking lot) at a cost @ \$7.1 million to \$7.5 million. Site number three was to renovate the existing City Hall (cost @\$10.6 million to \$11 million). Fourth site was the parking lot west of Stefanos

restaurant on 8 th St. (cost \$7.1 million to \$7.5 million). Fifth location is the lot north of Stefanos restaurant on Pennsylvania Ave. (cost @\$7.1 million to \$7.4 million). Other sites not considered were the Boston Store site (keep as tax base site), the Sheboygan press building (needs as much renovation as City Hall), and the Nemschoff building.

2.3 Summary of existing financial position and funding options available (Jim Amodeo) Jim Amodeo stated it is too early to tell the impact of the 2015 budget. Any left over reserves are up to the Council to determine which capital equipment programs to fund. If looking at 2017 to do this project, the City has a good chunk of the funding covered with a small impact to the overall levy, a slight increase in taxes, and some funds being bonds. If the decision is to stay in City Hall, employees would be displaced during construction and staff will have to look at costs for displacing City employees as well.

2.4 Questions from Committee Members Mike Langan stated there are a couple of viable options that come down to a financial decision. Using up the reserves won't help on a rainy day. Joe Clarke is thrilled the current City Hall is an option. The historic character can be kept with the building and it is practical for the community. Costs to take care of this building were immediate needs or the option to bail completely. If another site is chosen, we would

still have to patch up City Hall to make it saleable. Ald. Belanger had concerns about City Hall. If we walk away, it can be repurposed, which has been demonstrated this can be done. From a political view, people are passionate about the City Hall building and it's unfortunate the building wasn't taken care of over the years. However, it is intriguing to stay in the current City Hall. Ald. Bohren questioned potential structure costs. Mike Hacker said there could very well be costs as well as environmental costs; however, once the building is totally repurposed, these issues shouldn't come up again. Mayor Vandersteen is happy about the current City Hall building proposal and maybe historical renovation money could help save for this process.

2.5 Discussion and possible recommendation to the Common Council J. Clarke/J. Belanger motioned for Bray Architects to make a presentation to the Common Council advocating the renovation of the current City Hall building as presented in the report. All ayes, motion carried.

3. SET NEXT MEETING DATE

4. ADJOURN

4.1 Motion to Adjourn