

WABASHA PORT AUTHORITY AND DEVELOPMENT AGENCY
City of Wabasha

Minutes of the Special November 23, 2010, meeting:

BOARD MEMBERS:	Jon Lineweaver	
	Steve Scott	President
	Atty. Mark Jarstad	Treasurer
	Mayor John Meisch	
	Marty Wilson	Vice-President
	Don Jacoby	
	Charles Bricher	
STAFF:	David Schmidt	City Administrator
	Susan Schamaun	City Clerk

The Special Meeting of the Wabasha Port Authority and Development Agency was held on Tuesday, November 23, 2010, at the National Eagle Center and was called to order by Steve Scott at 4:00 pm.

Roll call found Don Jacoby, Charles Bricher, Marty Wilson, Attorney Mark Jarstad, Mayor Meisch and Jon Lineweaver present. Steve Scott was absent.

The October 12, 2010, Port Authority meeting minutes were discussed. **Don Jacoby and Jon Lineweaver moved to approve the October 12, 2010 minutes. The motion was adopted unanimously.**

The October 30, 2010, Treasurer's Report was brought forward. **Mayor Meisch and Marty Wilson moved to receive and file the October 12, 2010, Treasurer's Report. The motion was adopted unanimously.**

The following bills were brought forward:

- 1) Hartert's Store: Invoice #27124 \$1,249.74 – Gaskets & Seal Kit – NEC
Invoice #3520.00 – Installing Tanks – NEC
- 2) Dick's Frame & Gallery: \$32.80 – Framing – Legacy Awards
- 3) Founder's Program – \$190.00 - DVD

After discussion, Jon Lineweaver and Don Jacoby moved to approve the bills as presented. The motion was adopted unanimously.

Jon Lineweaver stated he would like to thank and recognize Charles Bricher for his time and effort he has put into the HVAC mechanical engineering re-work issues at the National Eagle Center.

Appointment Renewal – Marty Wilson: Mayor Meisch stated Marty Wilson has to decide if he wants to renew and then the Mayor decides if he wants to appoint him. He further stated he would have no problem approving his re-appointment but he has deferred all 2011 appointments to incoming Mayor Rollin Hall.

Re-Use Study Presentation – Anderson House – Mr. John Lauber:

Mr. John Lauber, John Lauber and Company LLC, and Mr. Robert Claybaugh, Claybaugh Preservation Architecture, Inc., came forward and gave a presentation on the Re-Use Study of the Anderson House. Mr. John Lauber explained the re-use study process has been used in Minnesota for about 20 years and there have been between 60 - 70 properties in the state that have been looked at. He stated historic buildings become vacant or underutilized mostly because they become obsolete. So, the idea is to take a very practical approach to historic preservation and look at the condition of the building as a baseline and then look at a variety of other factors that may bear on the future of that property, everything from social and political conditions in the community, sources of revenue, what the historic preservation mentality has been in the community and also what other sources might fit into the building. It is a team based approach.

The process began by looking at every part of the Anderson House including the basement and also did extensive picture taking and measurements which helped with cost estimates. The idea was to examine the building to see if there were structural issues and/or obstacles for adapting to a new use. Things considered were if there were columns that needed to be moved, historical features that need to be left alone and it was found the Anderson House was in really good shape in terms of physical condition. Many people were also interviewed who were either stake holders in the building, people who had ideas of re-using the building etc.

They tried to get a sense through the interview process of what sorts of things caused the building to be shut down, what attitudes exist in the community, what kind of resources are out there, what projects have the community been successful with in the last few years. A wide range of people were interviewed such as political leaders, financial people, business owners, chamber of commerce, etc. After these interviews, an Issues Analysis was developed. Next, a strategy is developed that they feel has some likelihood of success.

A list of dispositions was developed to discern what could be done with the building and what the viable uses are. They explained if nothing is done with the building, this would result in slow deterioration of the building which diminishes the value of the property. They also stated steps could be taken in phases to bring the building back to life.

Use alternatives were looked at and through the interview process they heard a lot of ideas of what the building could be used for. There may be several different ways to go at the ownership/operation. It was stated what they heard the most from the interviews is that the community really misses that restaurant. They got a clear sense that the restaurant was the main profit center for many years.

Mr. Robert Claybaugh came forward and stated the Anderson House was built in two to three phases. He further stated the building is all wood frame and the brick is only veneer but it is a solid building. There has been ongoing maintenance and work on the building through the years. He stated they looked at how to improve how the kitchen and restaurant operation is used and also looked at scenarios on the upper floors as guest rooms and condos. He said the County Health Inspector and the Code Official walked through the building with them on the first walk through. If the use is changed from restaurant/hotel, that triggers all code upgrades that would be required if you were constructing a new building. Based on its construction and size and the fact that it is sprinklered, it meets current codes for the occupancies of the building they are proposing. As far as the kitchen is concerned, it has equipment dating from a lot of different eras, all the finishes such as walls and floors do not meet current sanitary requirements. All the finishes would have to be re-done. He stated the best thing to do would be to build a one-story addition so all finishes would be

new and the kitchen would be new and efficient. A lot of equipment could be salvaged. He stated there is a second kitchen but they felt it should be consolidated to keep it much more efficient.

Mr. Claybaugh stated there is room to do a drive-thru drop off in the back which would make a nice secondary entrance. There would also be parking on-site. He felt on-site parking is needed especially if the idea of condos is pursued. The first floor would have new accessible bathrooms, new entrance in the back, nice drive-up area, and an add-on kitchen and bar.

They explained their plans and costs per floor. They stated part of the strategy for redevelopment could be to do in phases with the idea that it minimizes the required outlay. If the restaurant could be focused on right away, as it has been the profit center in the past, it buys time to think about what will happen with the upper floors. They also felt working on the outdoor patio area in the back off the bar is a missed opportunity as they think it could be a good income producer. There would still be an event room for renting or leasing out for different occasions or could also be retail space.

In reference to the upper floors, they have to be accessible with an elevator in order for this to function right especially in today’s market. If there are condo units on the top floor, this also necessitates a new stairway. They outlined two scenarios for the upper floors. One scenario would be having all guest rooms and reduce the number of rooms by combining rooms to make the bathrooms bigger. They felt there could be seven rooms on each floor with new heating and cooling with rooftop units. The condo scenario projects four units per floor and they would have to be completely redone. There could be condos on the top floor and guest rooms on the second floor also as an option.

They stated that when they ran the numbers, all the scenarios came out with a positive cash flow which included public redevelopment, private redevelopment, hotel, and hotel/condo.

In conclusion of their presentation, they stated this study was funded by a Certified Local Government Grant from the MN Historical Society and also a small Legacy Grant.

Jon Lineweaver and Marty Wilson moved to adjourn at 5:00 p.m. Adopted unanimously.

Respectively Submitted:

Susan Schamaun, City Clerk

Date Approved:
