

## **Buildings and Grounds Committee Meeting Minutes**

June 12, 2020

Building and Grounds Committee member Lisa Johnston called the meeting to order at 11:03 a.m. Members present were Lisa Johnston and Elizabeth Williams. Members absent: Catherine Shallue. Others in attendance were Buildings and Grounds Director Chris Dupré and Secretary Laurie Braun.

Catherine Shallue arrived at 11:12 a.m.

### **McKinley Building Appraisal:**

The committee reviewed the appraisal of McKinley Building that was done in February by Steiro Appraisal. Based on the extensive analysis the "as is" market value is estimated at \$415,000. Director Dupré briefly discussed the "highest and best use" of the property. This basically takes into account two scenarios if the property is more valuable by:

1. Changing its current use as and demolishing the building and developing the property from scratch, or
2. Keeping the building the way it is in its current condition and remodeling it for other uses such as residential apartments or condominiums.

The highest and best use recommends keeping the building the way it is and selling it to a developer interested in buying the building for such development. The appraisal also looked at six comparison buildings (old, historical ones) located from Green Bay to Milwaukee when determining the estimated value.

A motion was made by Lisa Johnston, seconded by Elizabeth Williams to have School Administration enter into an agreement with a real estate agency to sell the McKinley Building Property. This will be brought forward to the full Board at the June 23, 2002 Board Meeting.

### **Manitowoc Public Utilities (MPU) Easement:**

Director Dupré explained that the City of Manitowoc is asking the School District to allow a utility easement with MPU. The City would like to add electric service to the Manitowoc Skate Park and Miracles Baseball field. The easiest route to trench electric is to go through our property (currently the 35th St. soccer fields) which is located just north of the city property. Besides keeping a positive relationship with the City of Manitowoc, the benefit for the school district is two-fold:

1. No cost - The city is incurring a cost between \$10,000 and 15,000 to trench the electric to their property and
2. MPSD benefits from having a new electric service to a location that currently does not have any. So looking ahead in the future, when the time is right, MPU reported they will install up to 100 feet of electrical line to a building/shed for free.

No action was needed by the committee on this issue, it is informational only. The committee did not have any concerns or issues with moving forward with this. Director Dupré will follow up and through with the City and MPU.

A motion was made by Elizabeth Williams, seconded by Catherine Shallue to adjourn the meeting. The meeting adjourned at 11:24 a.m.