

Minutes for the Granary Center For The Performing Arts exploratory committee – Friday, 9.8.17

Exploratory committee meeting held at 330 N. Third Ave. Sturgeon Bay, WI.

In Attendance: Hans Christian, Bill Parsons, Beth Meissner-Gigstead, Kristi Roening, David Utzinger, Alan Kopischke, Laurel Brooks, James Valcq and Robert Boles. By phone, Paul Lurie. Regrets: Jeremy Popelka.

Next meeting scheduled for Thursday, September 21st at 5PM.

4:00 – 4:20

Initial comments – Hans discussed ideas collected from his recent tour in Germany.

About the Arts Center in Hannover

- 35 years ago people rallied around the center to save it and turn it into an Arts center.
- City chips in 10% of the budget
- Has a restaurant and café
- City owns the property
- Restaurant is allowed to operate as a private entity
- The Center rents its facilities
- Holds events
- Important point made by the Director: The Hannover Center has designed/built in flexibility – example 4 theatres – 2 stage theatres, large concert space – but all rooms are flex spaces, seats go into the walls, the walls are moveable etc. All spaces are designed so that lighting can be hung – so, all rooms (like offices) could hold a concert or event (for example).

4:20 – 4:40

Update on the DNR's public hearing for the high water mark.

Purpose of the meeting was to provide the representative of the DNR with perspectives from both sides of the lawsuit. Important note: the judge didn't toss out the historic maps. DNR now needs to establish the high water mark. Friends presentation was "beautifully" done/well supported. City did not look good – clearly did not follow established regulations to determine the high water mark. End result: there is a good chance that the DNR will side with the friends/us. If they agree to the

line, there is plenty of space for the CFTA. Hans is considering writing a letter to the guy who will determine the line, pointing to the CFTA as a “win-win situation.”

Ryan Shabach/Lakefront Brewery

Ryan Shabach is interested in working with the CFTA. He worked (works?) for Lakefront brewing in Milwaukee. He’s very interested in Sturgeon Bay, partially because there is something special about the hops that can be grown in this area. That being said, if nothing happens in Sturgeon Bay, he’ll go to Sister Bay. It’s possible that the historic nature of brewing might make it part of the public use land. Ryan has \$700,000 for this type of project (that is a fixed amount). If we can translate how much money comes from the brewery into the TIF—to the city—this will be really helpful to us. Only concern, on the part of the CFTA committee, is a lack of sophistication, and a lack of development experience. Ryan is an actor—so, he’s connected to TAP—so possibly Alan, Bob or James could pursue the possibility of working with Ryan and Lakefront Brewery further.

Thoughts on land use

Paul:

- It is better for the city to control the land – to avoid liability.
- The CFTA should aim for a long-term lease—for the commercial enterprise.
- This way, the city owns the land and leases it to various enterprises.
- The CFTA should look for a lease that is for a long a term as possible and favorable as possible – becomes hard to terminate.
- Any design will be subject to public discussion.

Laurel:

- It is better for Ryan Shabach’s/Lakefront Brewery’s enterprise to be on city land. Then if anything goes wrong with the brewery, it doesn’t reflect on the CFTA. It becomes the city’s problem.

4:40 – 4:50

Discussion of Sara’s plans

- Need new layout – orientation needs to change
- Sara’s idea may not work out because of the Granary’s historic status—Granary may not be able to exist as a “centerpiece”.
- The CFTA doesn’t need to be “square”—it is next to water—water is flowing, so perhaps the design should too.

- The CFTA should have a big central lobby—a place for patrons of each establishment to mingle. Working together is part of the idea behind the CFTA—the entrance needs to be “Wow!”
- Possibility of a second story—committee decided against it for now, the idea being that it separates the space.

Regarding the restaurant

- It needs to be simple—the Kohler is a good example, it feels “homie.”
- No, for now, on a roof bar—possibly a bar near the water.

Design thoughts for MAM

- MAM needs the space to be modular—movable walls, expandable/contractible spaces.

Design thoughts for TAP

- Basic size and shape are fine
- Storage space not enough in the drawing.
- Walls on the sides of the stage are no good.
- Needs a piano storage closet.
- Bar/reception area (in the current drawing) could be a scene shop, or the scene shop could be behind the stage.
- TAP space could be a little bigger

Final thought/idea: One architect for the overall space, but maybe different architects for each smaller space (i.e.: separate architects for MAM’s and TAP’s interior spaces).

Dave and Hans will come up with a short list of changes for Sara.