

**THE ASHLAND ORE DOCK CHARITABLE TRUST
BOARD OF TRUSTEES MEETING**

Wed, Apr 21, 2021 8:00 AM - 9:00 AM (CDT)

<https://global.gotomeeting.com/join/702252805>

United States (Toll Free): [1 866 899 4679](tel:18668994679) ; United States: [+1 \(571\) 317-3116](tel:+15713173116)

Access Code: 702-252-805

I. Call to order.

- a. Roll Call.
- b. Agenda discussion / modification/approval
- c. Approval of Minutes – November 12, 2020 Minutes

II. Citizens wishing to address the board on agenda items.

III. Financial Updates

- a. President Beirl

IV. Project Updates

- a. Phase 1: Overlook
- b. Phase 1: Diamond Access
- c. Phase 2: Stuntz Gateway

V. Business Items

- a. Discussion on Ashland Oredock Asset Depreciation and Potential Maintenance Fund Creation
- b. Discussion on Ashland Oredock Redevelopment Phases
- c. Discussion and Potential Action on Reallocation of Ashland Oredock Trust Funding
- d. Approval of a the 2020 DNR Stewardship Grant for \$300,000 for the Ashland Oredock Redevelopment: Diamond Access Project
- e. Approve to Apply for a Wisconsin Department of Natural Resources Land and Water Conservation Fund (LWCF) Program Grant for the Ashland Oredock Redevelopment: Pedestrian Access

VI. Comments/Questions

VII. Next meeting date.

IIIX. Adjourn.

**THE ASHLAND ORE DOCK CHARITABLE TRUST
BOARD OF TRUSTEES MEETING MINUTES
Ashland Oredock Charitable Trust
Thu, Nov 12, 2020 8:00 AM - 8:45 AM (CST)**

Expected Meeting Outcomes:

- Approval of a the final payment to Market and Johnson for the Ashland Oredock Phase 1 Improvements
 - Approval of a reimbursement to the City of Ashland for Oredock Expenses

I. Call to order.

- a. Roll Call.
 - a. Present: John Bierl, Gary LaPean, Deb Lewis, Jean Ronning, Megan McBride, Dawn Rivard, Holly George, Sara Hudson, and Ed Monroe
 - b. Excused:
- b. Agenda discussion / modification/approval
 - a. Motion by Monroe, Second by George. All in favor.
- c. Approval of Minutes – September 23, 2020 Minutes
 - a. Motion by Monroe, Second by George. All in favor.

II. Citizens wishing to address the board on agenda items.

III. Financial Updates

- a. President Beirl
 - i. Beirl stated he set up the new (approved) money market account at Chippewa Valley Bank. In order to activate it, Monroe, Lewis, and LePean need to stop by NSB and sign. There has been on withdrawals or deposits into the existing accounts.

IV. Project Updates

- a. Phase 1: Overlook
 - i. Hudson reviewed the work that has been completed on Phase 1: Overlook. Monroe asked if the “holes” will stay as they are. Hudson explained that they will be planted with native seed next spring and that they needed to be dug out for the installation of the Ore chute when that is complete.
- b. Phase 1: Diamond Access
 - i. The City is waiting for one more grant to be approved, the 2019 DNR Stewardship Grant, that is now back in the hands of the JFC. The City is expecting to go out to bid on the project in 2021 and construction to be in 2022. If all grants get awarded, the project is ~\$300K short. City staff will work to fill this gap.
- c. Phase 2: Stuntz Gateway
 - i. This phase of the project is at the 30% mark and that is where it will stay until 2022 with a construction estimate of 2023. McBride stated that Planning and Development have spoke with homeowner about the acquisition of their property in the future to allow Stuntz to connect with

Hwy 2 and create clean sight lines. McBride also stated that the upland planning process will be in 2022.

V. Business Items

- a. Discussion and approval of a the final payment to Market and Johnson for the Ashland Oredock Phase 1 Improvements

Beirl stated that this project looks good. Rivard asked if we do want to close out the project and that we are satisfied with the work. Hudson explain that the project met the engineers expectations and the contractor had to redo the fabrication of the bridge. Motion to approve by Monroe, second by LaPean. All in favor.

- b. Discussion and approval of a reimbursement to the City of Ashland for Oredock Expenses

No discussion. Motion by Monroe to approve the reimbursement, second by LaPean. All in favor.

VI. Comments/Questions

- a. None

VII. Next meeting date.

- a. TBD

IIIX. Adjourn.

Meeting adjourn by George, second by LePean 8:25am.

Memorandum

Date: April 19, 2021
To: Board of Trustees
Oredock Charitable Trust

From: Sara Hudson
Trust Secretary

Re: April 21, 2021 Oredock Charitable Trust Meeting Packet

The following is the information for the April 21, 2021 Ore dock Charitable Trustee meeting.

Financial Updates

A. President Beirl

Mr. Beirl will inform us of the financial status of the Trust's investments.

Project Updates

A. Phase 1: Overlook

The Overlook part of the project is complete and passed inspection on September 1, 2020. The City is working with Westbrook Engineers and a fabricator out of MI to create an exoskeleton structure to hold the donated ore chute and plans for installation. This project is hoped to be completed in 2021. Once this is complete, the Oredock Donation Ore chute will finally be installed. City staff have also been working with SmithGroup on light options for the Light towers and seating options for the 1916 section of the dock. Please see attachment.

B. Phase 1: Diamond Access

The City of Ashland was recently notified that the State's Joint Finance Committee approved the 2020 DNR Stewardship Fund request for \$300,000. Even with this approval, this part of the project is \$337,223.00 short of the goal. City staff is seeking approval from the City Council and Trust to apply for a DNR Stewardship Land and Water Conservation Fund Grant to help with this shortfall. This is also contingent on if the DNR Grant Specialist agree that the project fits within the scope of funding. If additional funds are awarded, this project would go out to bid in late 2021 for work to be constructed in 2022.

C. Phase 2: Stuntz Gateway/Connector

John Butler, Public Works Director, will be present at the meeting to discuss the updates to the Stuntz Ave Connector as we are now calling this part of the project.

Business Items

A. Discussion on Ashland Oredock Asset Depreciation and Potential Maintenance Fund Creation

City Staff has created a spreadsheet showing potential depreciative costs associated with the Ashland Oredock and an estimated yearly maintenance budget associated with the upkeep of the Oredock. John Butler will be present to discuss the spreadsheet and how it was created. There are several options the Trust could do to create a maintenance fund but an endowment seems like a good options. Sara Hudson has reached out to the Chequamegon Bay Area Community Fund for more information on setting up a fund, percentage of interest earned on investment and investment amount needed to meet the maintenance estimated needs. This is an option, if Trustees are interested. The following link is a good

article about endowments <https://www.thebalancesmb.com/how-to-start-an-endowment-for-your-nonprofit-2502103>

B. Discussion on Ashland Oredock Redevelopment Phases

City staff have been diligently working to ensure that the redevelopment of the Ashland Oredock and adjacent property meets the vision created by the community in 2015. This is a fine balance between work load, construction costs, financial constraints and the unknown. City staff want to be transparent with the Trust on what where each part of the redevelopment project is and any changes that might have occurred in the last 6 months especially as it relates to the Stuntz Ave Connector.

The Stuntz Ave Gateway (in orange on attached map) is now being called the Stuntz Ave Connector. The City is working with a consultant and WisDOT on a traffic study to see if Stuntz Ave can be reconnected to US Hwy 2. Funding for the part of the project is will be coming from the ACOE and the City of Ashland Utilities Budget to fully reconstruct Stuntz Ave, updating water, sanitary, stormwater and street scape. The City will no longer need to use Trust dollars for the ACOE grant match, this money can be reallocated to a different project.

The Ashland Oredock Gateway project (in red on map) will be the redevelopment of the land between Water St and 1916 section of the Oredock. The project will consist of a drop off/turn around area, bathrooms, gathering space, parking, ADA access to the Oredock, and other site amenities.

List of Ashland Oredock Redevelopment Projects

- 151 Lookout – area of land at the connection of the 1916 and 1923 section of dock. 90% complete,
- 1916 Section – work in progress! Light towers operational 2021, Picnic Tables and Benches 2021/2022
- Diamond Access – elevated walkway the entire length of the 1923 section of the Oredock. Projected to be 2022 project
- Stuntz Ave Connector – reconnecting Stuntz Ave to US Hwy 2. Projected to be a 2022 project
- Ashland Oredock Gateway – Development of land at intersection of Water St and Stuntz Ave and down to the 1916 section of Oredock. Hoped to be 2023 project

C. Discussion and Potential Action on Reallocation of Ashland Oredock Trust Funding

City staff would like to discuss potential reallocation of funding from the Stuntz Ave Connector project to a different Ashland Oredock Redevelopment Project. The Trust agreed to a match of \$333,000 for the ACOE grant.

D. Approval of a the 2020 DNR Stewardship Grant for \$300,000 for the Ashland Oredock Redevelopment: Diamond Access Project

City Staff is seeking approval from the Trust to be accept the 2020 DNR Stewardship Grant for \$300,000. Staff would like approval from the Trust before it is brought before the Ashland City Council. The City is still awaiting the grant approval paperwork from the DNR.

E. Approve to Apply for a Wisconsin Department of Natural Resources Land and Water Conservation Fund (LWCF) Program Grant for the Ashland Oredock Redevelopment: Pedestrian Access.

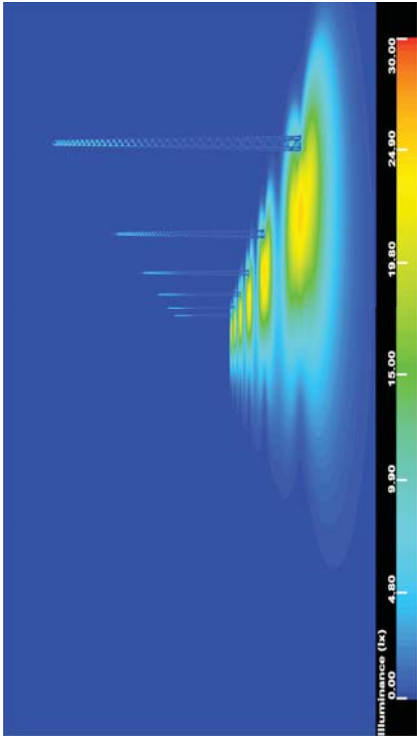
City Staff is seeking approval to apply for a Wisconsin Department of Natural Resources Land and Water Conservation Fund (LWCF) Program for the Ashland Oredock Redevelopment: Diamond Access and Pedestrian Access. DNR Grant Specialists suggested the City of Ashland to apply for LWCF to try and fulfill that gap. Please see attached sheet. Staff estimates the reconstruction of the Ashland Rails to Trails System (ARTS) from Willis Avenue North to 9th Avenue East past the Ashland Oredock to be ~\$50,000. Project total request would be for \$350,000 (\$300K diamond access, \$50K trail). So the grant request would be \$175,000 with a 50/50 match. The Ashland City Council will vote on this item at their April 20, 2021, meeting. If neither entity approves of the request, then the application will not be submitted.

ASHLAND ORE DOCK

SPOTLIGHTS



Minimum White Levels		Beam		Beam Spread		Beam Spread		Beam Spread		Beam Spread		Beam Spread		Beam Spread	
Beam	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread	Beam Spread
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%





Potential Oredock Amenities



<https://www.streetlife.nl/en/products/drifter-benches>



Ashland Oredock Redevelopment Project: Diamond Access Funding

Funding***	Amount Requested	Amount Received	Match %	Match Source(s)	Match Amt
DNR LWCF/Stewardship (2018) Grant	\$300,000.00	\$300,000.00	50%	Trust	\$ 150,000.00
Otto Bremer Foundation Grant	\$150,000.00	\$150,000.00	0	Trust	\$ -
Wisconsin Coastal Management Grant	\$150,000.00	\$150,000.00	60%	Trust	\$ 90,000.00
DNR Stewardship (2019 awarded 4/21)	\$300,000.00		50%	Trust/SFR	\$ 124,500.00
USFWS SFR (2020 awarded 2/21) Grant	\$50,757.00		49%	DNR/Trust	\$ 48,895.80
WCM (2017 Grant, construction docs)	\$80,000.00	\$80,000.00	60%	NA	NA
Trust Allocation	\$1,600,000.00	\$1,600,000.00	NA	NA	
				Match	\$ 413,395.80
Funding Total	\$2,630,757.00	\$2,280,000.00			
TBD Sources	\$286,223.00	\$636,980.00			
GRAND TOTAL	\$2,916,980.00	\$2,916,980.00			

Ashland Oredock Redevelopment: Diamond Access Projected Costs

Project/Phase	Year Implemented	Year Completed	Estimated Cost	Actual Cost	Notes
Ashland Oredock Improvemens Phase 1	2018	2020	\$658,615.00	\$461,946.90	includes Construction Admin and Construction Costs
Phase 1: Diamond Access Part 2*	2021-2022		\$1,800,000.00		includes \$190K for contingency
Phase 1: Diamond Access Part 2** Bridge	2021-2022		\$310,000.00		
Phase 1 Consulting, Engineering, CA Fees	2021-2022		\$148,365.00		
Estimated Project Total 1 + 2A			\$2,916,980.00		

Ashland Oredock Phase 2: Stuntz Ave Access is estimated to cost ~\$2,000,000. The City was awarded Army Corps of Engineers Sec 154 Funds of \$1,000,000 for this phase, the Trust as allocated an additional \$1,000,000 towards the project.

*Phase 1 Part 2 is the elevated walkway extending down the east side of the Oredock, with a lookout at the end. This is the base bid

**Phase 1 Park 2 is the elevated walkway extending down the east side of the Oredock until halfway, then a steel bridge , to cross to the west side with a walkway to the end with a lookout at the end. This is going to be the alternate or add on bid. If the bid does not

come in within the cost, it will be removed, saving the project budget \$310,000 and making the total project budget align with the funding budget

****DNR Funding was applied for in 2019 for \$300K with no word from the JFC the application was pulled, reapplied in 2020 for \$249K to DNR Stewardship.

*** This does not take into account any Oredock Donations or fundraising efforts

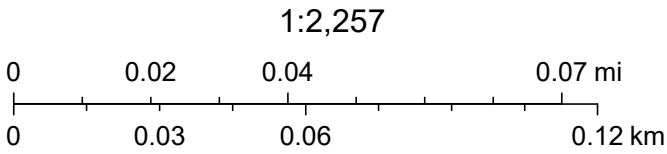
updated 9.21.2020

Ashland Oredock Redevelopment Map



4/19/2021, 11:39:10 AM

Lines
Override 2
Override 1
Override 3
Parcel Mapping
Parcel Labels



City of Ashland Public Works Department, GIS Division, PICTOMETRY INTL

OREDOCK PHASES 1 & 2 IMPROVEMENTS

OREDOCK PHASES 1 & 2 IMPROVEMENTS				2020 TOTAL PROPOSED		ANNUAL DEPRECIATION IN					
SCHEDULE OF ASSETS				BID PRICE/PROPOSED	ALLOCATE & ADD PORTION OF GENERAL	CONTRACTOR INSTALL	AVG N° OF YEARS	VALUE (STRAIGHTLINE, NO			
	UNIT	BID QTY	UNIT BID PRICE	COST OF INSTALL	& SITE PREPARATION	COSTS	USEFUL LIFE	1/2 YR CONVENTION)			
PH 1	BRIDGE 1				\$123,050.00						
PH 1	BRIDGE FRAMING	LS	1	\$56,160.00	\$56,160.00	16.79%	\$20,654.16	\$76,814.16	40	\$1,920.35	BRIDGE FRAMING
PH 1	BAR GRATING	SF	480	\$49.00	\$23,520.00	7.03%	\$8,650.03	\$32,170.03	40	\$804.25	BAR GRATING
PH 1	CONCRETE PEDESTAL FOR BRIDGE SUPPORTS	EA	2	\$2,512.00	\$5,024.00	1.50%	\$1,847.69	\$6,871.69	40	\$171.79	CONCRETE PEDESTAL FOR BRIDGE SUPPORTS
PH 1	WALKWAY & SEATING AMENITIES										
PH 1	CAST-IN-PLACE CONCRETE SEATWALL WITH INTEGRAL STAIR	CY	20	\$737.00	\$14,740.00	4.41%	\$5,420.98	\$20,160.98	40	\$504.02	CAST-IN-PLACE CONCRETE SEATWALL WITH INTEGRAL STAIR
PH 1	CAST-IN-PLACE CONCRETE WALKWAY	CY	15	\$605.00	\$9,075.00	2.71%	\$3,337.54	\$12,412.54	40	\$310.31	CAST-IN-PLACE CONCRETE WALKWAY
PH 1	FOUNDATION WALL AT PRECAST PLINTHS	CY	21	\$519.00	\$10,899.00	3.26%	\$4,008.35	\$14,907.35	40	\$372.68	FOUNDATION WALL AT PRECAST PLINTHS
PH 1	PRECAST CONCRETE "TURFSTONE" PAVER EDGE AT PLANTER	EA	100	\$28.00	\$2,800.00	0.84%	\$1,029.77	\$3,829.77	40	\$95.74	PRECAST CONCRETE "TURFSTONE" PAVER EDGE AT PLANTER
PH 1	PRECAST CONCRETE ECOLOGY BLOCK WALK FOUNDATION/										PRECAST CONCRETE ECOLOGY BLOCK WALK FOUNDATION/
PH 1	ECOLOGY BLOCK PLANTER EDGE	LF	114	\$147.00	\$16,758.00	5.01%	\$6,163.15	\$22,921.15	40	\$573.03	ECOLOGY BLOCK PLANTER EDGE
PH 1	PRECAST CONCRETE JERSEY BARRIER PLANTER EDGE	LF	56	\$121.00	\$6,776.00	2.03%	\$2,492.03	\$9,268.03	40	\$231.70	PRECAST CONCRETE JERSEY BARRIER PLANTER EDGE
PH 1	PRECAST CONCRETE PLINTHS	CY	12	\$1,715.00	\$20,580.00	6.15%	\$7,568.78	\$28,148.78	40	\$703.72	PRECAST CONCRETE PLINTHS
PH 1	TIMBER EDGE AT PRECAST PLINTH	EA	2	\$3,266.00	\$6,532.00	1.95%	\$2,402.30	\$8,934.30	40	\$223.36	TIMBER EDGE AT PRECAST PLINTH
PH 1	TIMBER PLINTH AT PRECAST PLINTH	EA	1	\$22,387.00	\$22,387.00	6.69%	\$8,233.34	\$30,620.34	40	\$765.51	TIMBER PLINTH AT PRECAST PLINTH
PH 1	TIMBER PLINTH AT LIGHT MAST FOUNDATION	EA	6	\$5,396.00	\$32,376.00	9.68%	\$11,907.03	\$44,283.03	40	\$1,107.08	TIMBER PLINTH AT LIGHT MAST FOUNDATION
PH 1	RAILINGS										
PH 1	HANDRAIL AT STAIR	LF	6	\$239.00	\$1,434.00	0.43%	\$527.39	\$1,961.39	20	\$98.07	HANDRAIL AT STAIR
PH 1	HANDRAIL AT WALK	LF	45	\$167.00	\$7,515.00	2.25%	\$2,763.82	\$10,278.82	20	\$513.94	HANDRAIL AT WALK
PH 1	GUARDRAIL TYPE 1	LF	52	\$383.00	\$19,916.00	5.95%	\$7,324.58	\$27,240.58	20	\$1,362.03	GUARDRAIL TYPE 1
PH 1	GUARDRAIL TYPE 2	LF	105	\$209.00	\$21,945.00	6.56%	\$8,070.79	\$30,015.79	20	\$1,500.79	GUARDRAIL TYPE 2
PH 1	LIGHTING										
PH 1	LIGHT MAST FOUNDATION	CY	38	\$853.00	\$32,414.00	9.69%	\$11,921.00	\$44,335.00	40	\$1,108.38	LIGHT MAST FOUNDATION
PH 1	MISCELLANEOUS AMENITIES										
PH 1	CHUTE FOUNDATION	CY	12	\$380.00	\$4,560.00	1.36%	\$1,677.05	\$6,237.05	40	\$155.93	CHUTE FOUNDATION
PH 1	SAFETY LADDERS	EA	6	\$3,195.00	\$19,170.00	5.73%	\$7,050.22	\$26,220.22	20	\$1,311.01	SAFETY LADDERS
PH 2	BRIDGE				\$630,000.00						
PH 2	BRIDGE 1A PEDESTALS	EA	3	\$1,800.00	\$5,400.00	0.42%	\$2,650.34	\$8,050.34	40	\$201.26	BRIDGE 1A PEDESTALS
PH 2	BRIDGE 1A STRUCTURAL STEEL	LS	1	\$60,000.00	\$60,000.00	4.67%	\$29,448.20	\$89,448.20	40	\$2,236.21	BRIDGE 1A STRUCTURAL STEEL
PH 2	BRIDGE 1A BAR GRATING	SF	200	\$50.00	\$10,000.00	0.78%	\$4,908.03	\$14,908.03	40	\$372.70	BRIDGE 1A BAR GRATING
PH 2	NORTHEND OVERLOOK PEDESTALS	EA	6	\$4,200.00	\$25,200.00	1.96%	\$12,368.24	\$37,568.24	40	\$939.21	NORTHEND OVERLOOK PEDESTALS
PH 2	NORTHEND PLATFORM STRUCTURAL STEEL	LS	1	\$120,000.00	\$120,000.00	9.35%	\$58,896.39	\$178,896.39	40	\$4,472.41	NORTHEND PLATFORM STRUCTURAL STEEL
PH 2	NORTHEND PLATFORM BAR GRATING	SF	655	\$50.00	\$32,750.00	2.55%	\$16,073.81	\$48,823.81	40	\$1,220.60	NORTHEND PLATFORM BAR GRATING
PH 2	WALKWAY & SEATING AMENITIES										
PH 2	PRECAST CONCRETE WALKWAY PEDESTALS	EA	25	\$3,600.00	\$90,000.00	7.01%	\$44,172.30	\$134,172.30	40	\$3,354.31	PRECAST CONCRETE WALKWAY PEDESTALS
PH 2	PRECAST CONCRETE WALKWAY PANEL	SF	7344	\$65.00	\$477,360.00	37.19%	\$234,289.85	\$711,649.85	40	\$17,791.25	PRECAST CONCRETE WALKWAY PANEL
PH 2	PRECAST CONCRETE WALKWAY CURB	EA	66	\$1,100.00	\$72,600.00	5.66%	\$35,632.32	\$108,232.32	40	\$2,705.81	PRECAST CONCRETE WALKWAY CURB
PH 2	RAILINGS										
PH 2	GUARDRAIL TYPE 1	LF	923	\$375.00	\$346,125.00	26.96%	\$169,879.29	\$516,004.29	20	\$25,800.21	GUARDRAIL TYPE 1
PH 2	GUARDRAIL TYPE 2	LF	86	\$300.00	\$25,800.00	2.01%	\$12,662.72	\$38,462.72	20	\$1,923.14	GUARDRAIL TYPE 2
PH 2	GUARDRAIL TYPE 3	LF	75	\$245.00	\$18,375.00	1.43%	\$9,018.51	\$27,393.51	20	\$1,369.68	GUARDRAIL TYPE 3
PH 2	ADDITIVE BID ALTERNATE										
PH 2					\$0.00	0.00%	\$0.00	\$0.00	40	\$0.00	
PH 2					\$0.00	0.00%	\$0.00	\$0.00	20	\$0.00	

Note:
General Mobilization and Site Prep (includes Construction Access of \$250,000 in Phase 2) really is a large cost to install which should not be required in replacement. Hard to project. Since so much is formed of concrete it certainly might require quite a bit to remove and replace if that is the projected method. AG

By standard practice Engineering and Administrative costs would be included in install/asset valuations.

Probably would have salvage on metal guardrails and bridge structure: would make depreciation less (possibly on 80% of value instead of on 100%).