

Ashland Oredock Charitable Trust Meeting

8am Wednesday September 25, 2024

Ashland City Hall Council Chambers

601 Main St W, Ashland WI 54806

Agenda

1. Call to Order
 - a. Roll Call
 - b. Approval of Agenda Items
 - c. Approval of Minutes from October 26, 2023.
2. Public Comment Period
3. Financial Updates
4. Business Items
 - a. Discussion and Action on the Reimbursement to the City of Ashland for the Ashland Oredock Diamond Access Project.
5. Information Updates
 - a. Ashland Oredock Redevelopment Project Update
 - i. Diamond Access
 - ii. Stuntz Ave Connector
 - iii. Waterfront Trail
6. Next Meeting Date.
7. Adjournment

Ashland Oredock Charitable Trust Meeting Minutes

8:00 AM Friday December 22, 2023

Ashland City Hall Council Chambers

601 Main St W, Ashland WI 54806

1. Call to Order

a. Roll Call

- i. Present: Beirl, MacKenzie, Tochterman, Hudson, Rivard, LaPean
- ii. Excused: Pufall, Monroe, Ronning

b. Approval of Agenda Items

- i. Motion by LaPean, second by MacKenzie. All in favor, motion passes.

c. Approval of Minutes from October 26, 2023.

- i. Motion by MacKenzie, second by LaPean. All in favor, motion passes

2. Public Comment Period

a. None

3. Financial Updates

- a. Beirl presented the balances on each of the accounts the Trust holds. Motion by LaPean, second by Tochterman to approve the financial update. All in favor, motion carries. Attachment of Trust account balances is attached.

4. Business Items

- a. Discussion and Action on the Reimbursement to the City of Ashland for the work that was done on Ashland Oredock Diamond Access Project in 2023.
 - i. Hudson gave an update on the pay request. The request is for substantial completion of the Diamond Access project. Discussion was had about additional reimbursement requests will be asked from the Trust. Hudson stated the City is holding \$20k in retainage on the Diamond Access project and the Trust still have a match requirement of \$100K for the RTP Trail Repair Grant. Motion by LaPean, second by Rivard to approve the reimbursement to the City of Ashland for \$904,513.25. All in favor, motion passes.

5. Information Updates

a. Ashland Oredock Redevelopment Project Update

i. Diamond Access

- 1. 98% complete. Final check list items will be completed by 6/30/24.

ii. Stuntz Ave Connector

- 1. Hudson will share preliminary plans with Trust as soon as she sees them.

iii. Waterfront Trail

1. ADA parking closer to the Oredock off of Willis Ave N

6. Next Meeting Date.

- a. As needed

7. Adjournment

- a. Motion by LaPean, second by MacKenzie to adjourn at 8:33am

Artesian well by boathouses and Oredock, community members willing to open up the well near there. City responsibility?

Ashland Oredock Charitable Trust Meeting

8am Wednesday September 25, 2024

Ashland City Hall Council Chambers

601 Main St W, Ashland WI 54806

Memo

1. Financial Updates

- a. Financial updates will be given at the meeting.

2. Business Items

- a. **Discussion and Action on the Reimbursement to the City of Ashland for the Ashland Oredock Diamond Access Project.**

- i. The City of Ashland is seeking reimbursement of \$99,941.19 from the Ashland Oredock Charitable Trust for the Ashland Oredock Phase 2 (Diamond Access) Project. Please see attachment.

3. Information Updates

- a. **Ashland Oredock Redevelopment Project Update**

- i. **Diamond Access**

- 1. Final seeding of the haunches area was completed in mid-June. ADA pedestrian access has been open all summer. The flag was installed in early June by the Army National Guard. Materials were purchased using funds from the "Rock the Dock" fund as allocated by the Trust in 2023.

- ii. **Stuntz Ave Connector**

- 1. The City is working with Ritola from Mason. All the utility work is complete. Concrete for ADA ramps and misc. sidewalk will be poured the week of 9/23. Paving for road and trails scheduled for 2nd week of October. Only the 1st layer of asphalt will be installed in 2024, the 2nd layer will be installed in Spring 2025.

- iii. **Waterfront Trail**

- 1. The repair of the waterfront trail between Willis Ave and North 9th Ave East is part of the Oredock Access Road project. The trail has been moved 10' away from the shoreline (on another railroad grade) to reduce potential damage due to erosion. The project also has an ADA compliant access pathway from Water St to the waterfront trail and thus the Oredock.

4. Next Meeting Date.

TBD

CITY OF ASHLAND - REIMBURSEMENT REQUEST 6/10/2024

Amount

\$115,135.00	Kraemer North America - construction contract retainage paid 12/20/2023
5,286.10	Interest expense on a note payable to make the contractor's payment on 11/7/2023 of \$865,307
(19,480.00)	City of Ashland's land sale of former CN Railroad property - to be applied to oredock redevelopment
(1,000.00)	Apply a 2019 donation for oredock redevelopment
\$99,941.10	REIMBURSEMENT REQUEST

Contractor's Application for Payment

Owner: <u>City of Ashland</u> Engineer: <u>SmithGroup</u> Contractor: <u>Kraemer North America, LLC</u> Project: <u>Ashland Oredock Phase 2 Improvements</u> Contract: _____	Owner's Project No.: _____ Engineer's Project No.: <u>21094.007</u> Contractor's Project No.: <u>502204</u>																								
Application No.: <u>8</u> Application Date: <u>10/20/2023</u> Application Period: From <u>9/29/2023</u> to <u>10/20/2023</u>																									
<table style="width: 100%;"> <tr> <td style="width: 70%;">1. Original Contract Price</td> <td style="width: 30%; text-align: right;">\$ 1,949,700.00</td> </tr> <tr> <td>2. Net change by Change Orders</td> <td style="text-align: right;">\$ 373,000.00</td> </tr> <tr> <td>3. Current Contract Price (Line 1 + Line 2)</td> <td style="text-align: right;">\$ 2,322,700.00</td> </tr> <tr> <td>4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)</td> <td style="text-align: right;">\$ 2,302,700.00</td> </tr> <tr> <td>5. Retainage</td> <td></td> </tr> <tr> <td> a. <u>0%</u> X \$ 2,302,700.00 Work Completed</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td> b. <u>0%</u> X _____ Stored Materials</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td> c. Total Retainage (Line 5.a + Line 5.b)</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>6. Amount eligible to date (Line 4 - Line 5.c)</td> <td style="text-align: right;">\$ 2,302,700.00</td> </tr> <tr> <td>7. Less previous payments (Line 6 from prior application)</td> <td style="text-align: right;">\$ 2,302,700.00</td> </tr> <tr> <td>8. Amount due this application</td> <td style="text-align: right;">\$ 115,135.00</td> </tr> <tr> <td>9. Balance to finish, including retainage (Line 3 - Line 4)**</td> <td style="text-align: right;">\$ 20,000.00</td> </tr> </table>		1. Original Contract Price	\$ 1,949,700.00	2. Net change by Change Orders	\$ 373,000.00	3. Current Contract Price (Line 1 + Line 2)	\$ 2,322,700.00	4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 2,302,700.00	5. Retainage		a. <u>0%</u> X \$ 2,302,700.00 Work Completed	\$ -	b. <u>0%</u> X _____ Stored Materials	\$ -	c. Total Retainage (Line 5.a + Line 5.b)	\$ -	6. Amount eligible to date (Line 4 - Line 5.c)	\$ 2,302,700.00	7. Less previous payments (Line 6 from prior application)	\$ 2,302,700.00	8. Amount due this application	\$ 115,135.00	9. Balance to finish, including retainage (Line 3 - Line 4)**	\$ 20,000.00
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**Retainage applied for and not included in Line 9.

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Kraemer North America, LLC

Signature: 

Date: 10/20/2023

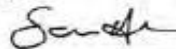
Recommended by Engineer

By: Nathan Hilmer Digitally signed by Nathan Hilmer
Date: 2023.11.29 15:52:37 -05'00'

Title: Landscape Architect

Date: 11/29/2023

Approved by Owner

By: 

Title: Parks and Recreation Director

Date: 12 / 18 / 2023