

MARY MACDONALD COMMITTEE
Special Meeting

12:30 P.M.

Wednesday, January 8, 2025

Present: Steve VanHouse
Joe Baltich-via ZOOM
Juel Salveson
Shane Hoff
Gary Thompson

Lana Fralich, City Administrator
Mayor Wade LeBlanc
Matt Huddleston, Lake County via ZOOM
Chris Toal, Wildly Organic
Shannon Williams, Dilly Dally Shop
Lance Williams, Dilly Dally Shop
Gerry Cheney, Bay Area Vineyard
Shelly Cheney, Bay Area Vineyard
Debbie Russell

VanHouse called the meeting to order at 12:36 p.m.

Agenda – Motion by Hoff, second Thompson, to approve the agenda as presented. **MOTION CARRIED.**

Mary MacDonald Building Repairs- VanHouse explained the purpose of the meeting was to work together to identify the repairs needed at the Mary MacDonald building and make decisions regarding the buildings future. City Administrator Fralich stated she was contacted by Wildly Organic regarding water leaking during the December rains, as well as Lake County who would like to review their lease. Fralich shared photos and videos of areas of concern within the building; water leaks from ceiling and walls, tiles missing, mice, roof area needing to be replaced, parking lot issues, boiler, brainbox and piping problems. Jamar will be inspecting and provide a cost estimate for repairs. Discussion followed on current cash flow, loan outstanding, and concerns for rent increases to help aid in debt and/or loss of tenants if repairs are not made.

Matt Huddleston, Lake County Administer stated the County no longer has meetings in the building and he is receiving pressure from his staff to make repairs. Due to the needed repairs, the County will no longer allow staff to work in the building. He would like a walk thru to create a plan for repairs or moving to another building, if no plan is decided soon the County will be ending their lease. He has started talks with the County Board for alternative locations in order to keep services within Silver Bay.

Chris Toal, Wildly Organic stated his company is planning on staying at Mary Mac for now but they have had water leaking three times in last six month, standing water disrupts production, feels problems are getting worse and has concerns regarding operations, safety, and equipment. Wildly

Organic was inspected in August by the Dept of Agriculture and they were required to make changes for compliance. If the company continues to grow, they may have to move to a new location.

Shelly Cheney, Bay Area Vineyard stated the church is happy with their space aside from the leaks. She would like to see the roof repaired, they have not seen any leaks in the gym area. She feels the church is very valuable to the community.

Shannon Williams, Dilly Dally Shop stated they have experienced leaking when there are heavy downpours but she is happy where she is at and plans to stay.

Discussion regarding the current \$30,000 annual debt payment that has an outstanding balance of approximately \$175,000, finding additional funds to complete repairs to exterior and interior that are needed, boiler and parking lot repairs. Further discussion regarding inefficiency of building, conflict between building new or repairing the existing building, and improvements already made to the sprinkling loading dock, doors, and windows. Consensus of the Committee was to obtain the information to determine immediate repairs needed and identify other long-term repairs needed, but the building is important to the community.

Thompson, Salveson, and Fralich will meet with Jamar to tour the building and have preliminary estimates for the February 12th meeting. VanHouse will attend if Thompson or Salveson are unable to.

Discussion followed regarding leveraging County dollars to help address immediate needs, that County representatives are happy to provide services but would need a commitment that their issues will be resolved for interior as well as exterior, that they are assessing all Lake County properties as well to bring up to code for staff, and are currently weighing what is the right move for the County, staying or going.

Debbie Russell suggested that nonprofits might be willing to help invest in interior improvements.

Gerry Cheney stated that the feedback he is receiving at the Bay Area Vineyard is positive and they are grateful it is there.

Member Baltich suggested building a new building on the ballfield, move the current tenants to new building and demolish the Mary Mac building to create a parking lot for new building.

Member Hoff stated he felt Mary Mac is one of the most important buildings in the city.

Motion by Thompson, second Hoff to adjourn at 1:36 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson