

RIVIERA AD HOC COMMITTEE MINUTES  
MONDAY, July 13, 2020 – 10:00 AM  
Riviera Ballroom, 812 Wrigley Drive

Meeting was called to order by Mayor Klein at 10:02 a.m.

Mayor Klein asked, without objection, to allow Alderman Fesenmaier to record minutes.

**Roll Call**

**Present:** Mayor Klein, Grace Hanny, Alderman Tim Dunn, Alderman Mary Jo Fesenmaier, Carroll Pearson, Fred Gahl (arrived 10:20), Grace Eckland,

**Absent:** Dave Desimone, Committee Secretary; Stephanie Copsey, Events Manager.

Quorum present.

Others in attendance: Dave Nord, City Administrator; Dan Draper, City Attorney; Janet Ewing, Geneva Lake Museum Director; Tom Earle, Public Works Director; Sam , Public Works staff; Alderman Flower, Alderman Yunker, Richard Malmin, Dennis Hines, Lake Geneva Regional News; and MSI representatives Adam Wolfe, Jay Craig, Dave Luterbach.

**Approval of minutes from July 6, 2020**

Grace Eckland offered a correction in the paragraph regarding the fundraising sub-committee the offer was from the Beautification Committee, supplemented by Richard Driehaus, for possible funding of the exterior lighting in part or whole.

Motion by Ald. Dunn, second by Hanny, to approve the July 6 with the correction by Grace Eckland. Unanimously carried.

**Explanation of Ad Hoc Committee function(s)**

Mayor Klein emphasized that the role of any City Committee including this Riviera Ad Hoc Committee, is to make recommendations directly to the Lake Geneva City Council. This committee also does not have the authority or power to commit to spending any funds.

**Presentation from MSI General**

Jay Craig first reviewed the history of MSI's involvement. MSI was one of several firms interviewed by the City in March 2018. They were initially asked to use the Kehoe Henry report (provided at last week's Ad Hoc meeting). By August 2018, MSI in combination with 8 contractors, did an onsite investigation and prepared their own independent evaluation of the entire Riviera building. In October 2018, an Executive Summary of the findings along with initial cost estimates were presented to the Piers, Harbors, Lakefront Committee. This summary included different combinations of projects along with options for ala carte. The choices were also framed as good, better, and best options to give a range for cost and viability plus making a decision based on maintaining historical accuracy of the building versus budget. Options included leaving the concrete roof tiles but replacing the base underneath or spending the extra money on clay tiles bringing it back to the original style. Second floor windows could have been caulked and sills replaced versus new simulated aluminum windows.

Jay explained that MSI understood the process of gaining approval at the different levels: PHL, FLR, then City Council.

Piers, Harbor, Lakefront Committee determined the first priority was the shell and exterior of the building. This Committee made the selection of roof materials and windows and only after these choices were made, sent the RFPs to FLR and City Council.

The current scope of work was budgeted at \$3.2 to 3.4 million for Phase 1. The actual costs came in at approximately \$2.168 million at a savings of over \$1.1 million.

Yet to be determined is the project status and next steps including a decision on the first floor windows in light of the SHPO determination (see letter dated April 6, 2020).

This Ad Hoc Riviera Committee needs to decide what to tackle next. The MEP (Mechanical, Electrical, Plumbing) are becoming unsafe and unrepairable. What is the best use for the first floor? Should it transition into year-round capacity?

The Committee was presented with a report from Public Works dated July 6, 2020 titled Riviera Re-Hab which includes items needing attention plus an MSI report dated October 18, 2018 with a list of improvements and budget.

City Administrator Nord will email MSIs secondary reports and the marine investigation report to the Committee members in preparation for the next meeting.

MSI explained the grant process and the need to apply for grants before deadlines pass and work begins along with the actual cost of simply preparing grant applications which is sometimes not cost effective.

### **Report from the Fundraising Sub-committee**

Fred Gahl, citizen rep and fundraising lead, reinforced the idea that we are trying to fix the current condition of the Riviera building but to also plan for the future and how to maximize the City's potential profit by effective use of the building. In order to go out into the community to fundraise, donors will want transparency and a complete plan with details and specifics to donate toward.

Background information from staff: 10 leases for the first floor spaces, leases are for 7 months only renewed year-to-year in November; weddings currently limited to 25% capacity or 75 people including 1 booked in July, 2 in August, and 2 in September, and several events in December, some bookings extend into 2022. Are we capturing the potential revenue at the proper rate then?

### **Suggestions/Discussion as to Projects to be recommended to City Council**

Motion by Mayor Klein, second by Ald. Dunn, recommend FLR/Council raise Ballroom rental non-resident rates by 40%. Unanimously carried.

### **Possible recommendations to City Council**

Committee will review documents and make recommendations for future uses and prioritize improvement list at next meeting.

**Next meeting date** – Monday, July 20, at 1:30 PM

Motion by Mayor Klein, second by Pearson, to adjourn at 12:10 p.m. Carried.

Respectfully submitted,  
Alderman Fesenmaier