

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES

Wednesday, December 06, 2023

OPENING OF MEETING

MEMEBERS PRESENT: Steven Harrison, Jim Conway, Deidre Martinez, Darrell Hofland, Cleo Messner, and Roberta Filicky-Peneski

MEMBERS EXCUSED: James Owen

STAFF/OFFICIALS PRESENT: Mayor Ryan Sorenson, Planning & Development Director Diane McGinnis-Casey, and Community Development Planner Janet Duellman

OTHERS: Joel Pipkorn and Gary Gartman (Quasius)

1. Roll Call: Roberta Filicky-Peneski, Darrell Hofland, James Owen, Jim Conway, Deidre Martinez, Steven Harrison, and Cleo Messner

2. Call to Order

Chair Filicky-Peneski called the meeting to order.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

No committee member had a conflict of interest.

MINUTES

5. Approval of minutes from the November 15, 2023 meeting.

Motion by Steven Harrison, second by Jim Conway to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion on potential apartment complex at the corner of Blue Harbor Drive and Lakeview Drive. (Parcel # 59281322016)

Community Development Planner Janet Duellman stated that Gary Gartman (Quasius) had contacted her on Friday with concerns regarding the turning of the building. The concerns were access to the SW buildings garages and the building being turned would face the former Triple Play. She further stated that on Tuesday the City met with the Joel Pipkorn and Gary Gartman for a Predevelopment Meeting and they had mentioned that they will be doing condominiums instead of apartments.

The committee inquired as to why he wanted to change from apartments to condominiums. Joel Pipkorn stated that if they did apartments that they would have to rent them anywhere from \$3,000 to \$3,200 per month for the quality of construction he is proposing. The construction cost per unit is approximately \$350,000.00 due to cost of materials. If he does condominiums, he believes that they would sell for at least \$450,000.00 per unit, but he could only build one building at a time until all the units are under contract to start on the next building. He mentioned

that he would like to market the condos as short-term rentals which he believes would help move the condominiums faster.

The Redevelopment Authority was not in favor of the short-term rentals on the South Pier. They expressed that we need housing this community not more short-term rentals. Joel Pipkorn and Gary Gartman referenced the Blue Harbor Condos as an example of short-term rental condominiums. The committee explained that the Blue Harbor condominiums were original built as owner-investor condos.

Motion by Darrell Hofland, second by Deidre Martinez to approve the new concept of an Owner-Occupied Condominium complex with no Short-term Rental written into the Developer's Agreement, Ground Lease, and Condo Associations By-Laws. The Developer's Agreement will also include language related to the project being done in three phases and times for completion. Motion carried.

They further directed staff to work with the Attorney's Office on the Ground Lease, Developers Agreement, and easement (if needed).

7. Discussion and possible action on Earnest Money Escrow Agreement regarding 575 Riverwoods Partners LLC properties purchase.

Community Development Planner Janet Duellman mentioned that City Attorney Charles Adams contacted her yesterday afternoon to explain that this item just needs to be approved. The Earnest Money Escrow Agreement form lays out how the funds are going to be used for. The escrow has already been paid and they have received it. Planning & Development Director Diane McGinnis-Casey stated that the reason you have never seen any documents like this in the past is because we are using their title company which is a title company that the City does not usually use.

Motion by Jim Conway, second by Deidre Martinez to have the Chairperson and Vice Chairperson sign the Earnest Money Escrow Agreement. Motion carried.

NEXT MEETING

8. TBD

ADJOURN

9. Motion to Adjourn

Motion by Deidre Martinez, second by Jim Conway to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 8:41 a.m.