

**CITY OF SHEBOYGAN**  
**REDEVELOPMENT AUTHORITY MINUTES**  
**Wednesday, September 06, 2023**

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**OPENING OF MEETING**

**MEMBERS PRESENT:** Roberta Filicky-Peneski, James Owen, Jim Conway, Cleo Messner, Steven Harrison, Deidre Martinez and Darrell Hofland

**STAFF/OFFICIALS PRESENT:** City Attorney Charles Adams, Planning & Development Director Diane McGinnis-Casey, Public Works Director David Biebel, Mayor Ryan Sorenson and Community Development Planner Janet M Duellman

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

Chair Roberta Filicky-Peneski called meeting to order.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

No Conflict of Interest.

**MINUTES**

5. Approval of minutes from the August 9, 2023 meeting.

Motion by Deidre Martinez, second by Darrell Hofland to approve. Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

6. Discussion and possible action on the use of the Redevelopment Authority land in the South Pier district by Down Syndrome Association of Wisconsin for an awareness walk.

Erika Pankratz was present.

Erika Pankratz explained that they would like to use the Redevelopment Authority Property to the east of Harbor Pointe mini-golf course for a stage to honor their participants in the Down Syndrome Association of Wisconsin Awareness walk.

Motion by Deidre Martinez, seconded by Jim Conway to approve the use of RDA land to the east of the Harbor Pointe mini-golf course, on September 23, 2023 with the following conditions: Proof of Insurance, Hold Harmless, \$50.00 RDA event fee, tent(s) and/or stage(s) along with associated equipment are to be removed by September 24, 2023, and Special Event permit through the Department of Public Works must be obtained. Motion carried.

7. Update on 1134 Pennsylvania Avenue demolition.

Community Development Planner Janet M Duellman provided an updated.

8. Quarterly Update on Business Development Loans.

Finance Director Kaitlyn Krueger review all the Business Loan balances with the Redevelopment Authority.

ePower has not made a payment since May 2, 2022. Chad Pelishek had contacted them in February of 2023. No further contact has been made.

The committee inquired as to what is the balance in the Business Loan fund. Finance Director Kaitlyn Krueger stated that she would report back to the committee once all the accounts have been reconciled.

Motion by Steven Harrison, second by Jim Conway to have the City Attorney's Office start the collection process on the ePower Business Loan. Motion carried.

### **CLOSED SESSION**

9. Motion to convene into closed session under the exemption provided in Sec. 19.85(1)(e) Wis. Stats. for the purpose of negotiating the purchasing of public properties or conducting other specified public business, to-wit: a subordination request from Catering Culinary Arts Business Loan, discussion on potential development at 820 Indiana Avenue, discussion on potential purchase of Mayline property on N Commerce Street, and discussion on Appraisal and possible Offer to Purchase 639 N Commerce Street, where competitive and bargaining reasons require a closed session.

Motion by Steven Harrison, second by Jim Conway to go into closed session.

Aye: Filicky-Peneski, Owen, Conway, Messner, Harrison, Martinez and Hofland  
Nay: None

Motion carried.

### **OPEN SESSION**

10. Motion to reconvene into open session

Motion by Steven Harrison, second by Deidre Martinez to reconvene into open session.

Aye: Filicky-Peneski, Owen, Conway, Messner, Harrison, Martinez and Hofland  
Nay: None

Motion carried.

### **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

11. Discussion and possible action on Catering with Culinary Artists business loan subordination.

The Redevelopment Authority inquired about the owner's providing a personal guarantee. The person guarantee would ensure that the Black Pig will have just as much stake in the loan as the Redevelopment Authority.

Motion by Darrell Hofland, second by Jim Conway to approve contingent on the owners of Catering with Culinary Artists providing a personal guarantee. Motion carried.

12. Discussion and possible action 820 Indiana Avenue.

The committee reviewed the terms that the developer had brought forward.

Motion Deidre Martinez, second by Jim Conway to approve the "concept" with the following conditions: Lease would not be reduced, developer could apply for a business loan to assist with funding but funding is not guaranteed, property could be split but a shared access agreement will be required for access to hotel, the ground lease would need to be modified to reflect the properties being split. Motion carried.

13. Discussion and possible action on the Mayline property located on N Commerce Street.

Motion Steven Harrison, second by Deidre Martinez to direct the City Attorney to continue on with negotiations. Motion carried.

14. Discussion and possible action on 639 N Commerce Street.

Motion Steven Harrison, second by Deidre Martinez to direct the City Attorney to continue on with negotiations. Motion carried.

15. Discussion and possible action on South Pier development discussed at previous meeting.

Community Development Planner Janet Duellman inquired about the previous discussion on the Pipkorn proposal. The committee reaffirmed that they would like to see the updated plans with the changes made before moving forward with a ground lease or any other paperwork.

## **NEXT MEETING**

16. TBD

## **ADJOURN**

17. Motion to Adjourn

Motion by Deidre Martinez, seconded by Steven Harrison to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 9:38 a.m.