

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES

Wednesday, October 18, 2023

OPENING OF MEETING

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

MEMBERS EXCUSED: Darrell Hofland and James Owen

STAFF/OFFICIALS PRESENT: City Attorney Charles Adams, Planning & Development Director Diane McGinnis-Casey, and Community Development Planner Janet M Duellman

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

2. Call to Order

Chair Roberta Filicky-Peneski called the 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 September 6, 2023 and September 20, 2023 meetings.

Motion by Deidre Martinez, second by Jim Conway to approve the September 6, 2023 minutes. Motion carried.

Motion by Jim Conway, second by Deidre Martinez to approve the September 20, 2023 minutes with the changing of the word "borrow" to "loan" in item #5. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion on 2024 Special Event Permits.

Community Development Planner Janet M Duellman explained to the committee that she is already receiving Special Event Permits for 2024 to use Redevelopment Authority Property and would like to know how far in advance the committee would like to see the requests.

The committee had a brief discussion on how much time is needed to properly advertise/put together an event. After the discussion, the committee directed staff to hold permits and add them to the agenda 120 days prior to the event.

7. Discussion and possible action on Diane McGinnis-Casey (Director of Planning & Development) right to sign as Executive Director of the Redevelopment Authority.

City Attorney Charles Adam explained that the former Planning & Development Director had the right to sign as the Executive Director of the Redevelopment Authority on developer agreements, loan paperwork, etc. along with the Chairperson of Redevelopment Authority.

Motion by Steven Harrison, second by Deidre Martinez to give the Director of Planning & Development the authorization to sign as Executive Director. Motion carried.

8. Discussion on vision for remain parcels on South Pier.

Director of Planning & Development Diane McGinnis-Casey explained that the Redevelopment Authority should revisit the existing SouthPier Guidelines and come up with a plan as to what they vision for the future. This information would be used for our comprehensive plan as well as to help direct developers, who are interested in investing on South Pier, what the City would like to see here along the Riverfront. This planning would include both sides of the river as well as the vacant parcels along Lake Michigan.

The committee inquired about how many parcels are still vacant? Community Development Planner Janet M Duellman stated that she can think of 5 parcels but there could be a couple more. The committee inquired why these properties haven't been developed if it was because of the lease/sale aspect of the property. Janet M Duellman explained that the vacant property next to Driftwood Bar and Grill, there is a storm sewer that goes through the middle of the property. It is still buildable, it would just have to be a smaller building. Another property with a similar situation was the Condo development as you enter into South Pier.

The committee discussed some ideas and asked staff to come back with maps and pictures and to set-up a tour of the RDA owned properties to help with the vision exercise.

NEXT MEETING

9. TBD

ADJOURN

10. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 8:25 am.