

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES

Wednesday, September 07, 2022

OPENING OF MEETING

MEMBERS PRESENT: Roberta Filicky-Peneski, Jim Conway, David Sachse and Steve Harrison

MEMBERS EXCUSED: James Owen and Deidre Martinez

STAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek

1. Roll Call

Introductions were made.

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 committee member had a conflict of interest.

MINUTES

5. Motion to approve minutes from June 29, 2022.

Motion by Steve Harrison, second by Jim Conway to approve June 29, 2022 minutes.

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on partial consent of assessment of a ground lease agreement from Sheboygan Acquisitions regarding 820 Blue Harbor Drive.

Marsha Forsythe, 802 Blue Harbor Dr., is requesting to partially reassign the ground lease from Sheboygan Acquisitions, LLC to New Frontiers Capital, LLC so that the lease is equally split among the five family members.

Attorney Chuck Adams discussed the form of the assignment, Tenancy in Common, and how this may be problematic. Potential options would be to have the lease held as a joint tenancy, or approve the assignment with contingencies.

Motion by David Sachse, second by Steve Harrison to approve the assignment of lease based upon contingencies approved by Attorney Chuck Adams and Planning & Development Director Chad Pelishek.
Motion carried.

7. Update on the former Koepsell Development project.

Chad Pelishek discussed General Capital and their application for a WHEDA tax credit funding for the project. The tax credit application was partially awarded for affordable housing, however, there is still a significant gap in the pro-forma. General Capital is currently looking for additional funding sources to fill that gap. General Capital will report back to the Redevelopment Authority within a month to see if the project is still feasible in some form.

8. Discussion and possible action on possible revisions to ground lease agreement between the Redevelopment Authority and SP-Riverfront Condominium.

Chad Pelishek asked that this item be held until Toby Watson can appear at the meeting to discuss what revisions to the ground lease agreement he is requesting.

CLOSED SESSION

9. Motion to convene in closed session under the exemption provided in Sec. 19.85 (1)(e) Wis. Stats., for the purpose of updated information related to the potential development opportunity at 511 N. Commerce Street, and development opportunity in the South Pier District, where bargaining reasons require a closed session.

Motion by David Sachse, second by Steve Harrison to go into closed session.

Roll Call Vote:

Aye: Filicky-Peneski, Conway, Sachse and Harrison

Nay: none

Motion Carried.

OPEN SESSION

10. Motion to reconvene into open session.

Motion by David Sachse, second by Steve Harrison to reconvene into open session.

Roll Call Vote:

Aye: Filicky-Peneski, Conway, Sachse and Harrison

Nay: none

Motion Carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

11. Discussion and possible action on 511 N. Commerce Street discussed in closed session.

No action was taken in open session on this item.

12. Discussion and possible action on South Pier development opportunity discussed in closed session.

No action was taken in open session on this item.

NEXT MEETING

13. TBD

ADJOURN

14. Motion to Adjourn

Motion by David Sachse, second by Jim Conway to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 8:45 a.m.