

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES
Friday, November 04, 2022

OPENING OF MEETING

MEMBER PRESENT: Steven Harrison, David Sachse, Jim Conway, James Owen, and Deidre Martinez

MEMBER ABSENT: Roberta Filicky-Peneski

STAFF/OFFICIALS PRESENT: Mayor Ryan Sorenson, City Attorney Charles Adams, and Planning & Development Director Chad Pelishek

OTHERS PRESENT: Josh Hafron (General Capital), Sig Strautmanis (General Capital), Anthony Tislau (Keller), Doug Schwalbe (Keller), and Dustin Dutter

1. Roll Call: Roberta Filicky-Peneski, Steven Harrison, David Sachse, Jim Conway, James Owen, and Deidre Martinez
2. Call to Order

Vice-Chairperson Steven Harrison called 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 with any item on the agenda.

MINUTES

5. Approval of the minutes from the October 13, 2022 meeting.

Motion by David Sachse, seconded by Jim Conway to approve the minutes.
Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on contract amendment request for Berkshire Sheboygan (former Koepsell property).

Chad Pelishek explained that they originally didn't get all the WHEDA credits they initial requested but they have since received additional WHEDA credits. They would like to move up their closing date from 12-31-2023 to 9-30-2023 because this property currently is in a qualifying census tract and soon this census tract will not qualify for affordable housing credits.

The current proposal for this site is for 86 units of senior housing (55+) and 16-18 units of any age. Chad Pelishek emphasized that this is a housing type that currently does not exist in the city.

Motion by David Sachse, second by Jim Conway to authorize staff to work with the developer on an amendment to the offer to purchase to extend the closing timelines and terms necessary to comply with WHEDA funding requirements.
Motion carried.

CLOSED SESSION

7. Motion to convene in closed session under the exemption provided in Sec. 19.85 (1)(e) Wis. Stats., for a potential development opportunity in the South Pier District, where bargaining reasons require a closed session.

Motion by David Sachse, second by Jim Conway to convene into closed session.

Roll Call Vote:

Aye: Harrison, Sachse, Owen, Martinez, and Conway

Nay: none

Motion carried.

OPEN SESSION

8. Motion to reconvene into open session.

Motion by David Sachse, second by Jim Conway to reconvene into open session.

Roll Call Vote:

Aye: Harrison, Sachse, Owen, Martinez, and Conway

Nay: none

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

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

Motion by David Sachse, second by Jim Conway to six-month exclusive rights to negotiate for a new shanty on South Pier near the intersection of Lakeview and South Pier Drive. Motion carried.

NEXT MEETING

10. TBD

ADJOURN

11. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 8:03 am.