

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES

Wednesday, November 15, 2023

OPENING OF MEETING

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

MEMBERS EXCUSED: Deidre Martinez

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

OTHER PRESENT: Gary Gartman (Quasius) and Joel Pipkorn

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

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 one had a conflict of interest with any item on the agenda.

MINUTES

5. Approval of minutes from the October 18, 2023 meeting.

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

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Review proposed drawings for a potential apartment complex at the corner of Blue Harbor Drive and Lakeview Drive. (parcel # 59281322016)

Community Development Planner Janet Duellman explained that at a previous meeting the committee asked that the elevations be revised to have the front doors facing the street instead of the garage doors, try to maintain greenspace, and work with city staff to meet the landscape ordinance, parking lot to the north must remain RDAs, an easement off the parking lot will be needed to grant access to the garages and look into switching some of the siding from horizontal to vertical like the Portscape Apartments.

The committee inquired with Joel Pipkorn how many units per building, size of units, and how many bedrooms. Joel Pipkorn replied that there are four 3-bedroom units per building. The square footage of each units is 2,000 square feet. The committee

commented on that they like the new design and were wondering if the building facing the parking lot could be turned to face Lakeview Dr and they would provide an easement from the parking lot to access their garages. Joel Pipkorn and Gary Gartman (Quasius) said that they could make it work.

Committee directed staff to prepare the Ground Lease, Developer's Agreement, and Easement off of Lakeview Dr Parking Lot C.

7. Discussion and possible action on quarterly review of business loans and financial update.

Business Loans:

Planning & Development Director Diane McGinnis-Casey mentioned that Home Inc has been forgiven but it still appears on the list but will be removed for next time.

City Attorney Charles Adams stated that ePower is in the works. They are currently trying to figure out exactly how much they owe on the loan.

The committee asked if loan end dates and job creation could be added to the reports. Diane McGinnis-Casey said yes, that information can be added.

Finance Update:

Finance Director Kaitlyn Krueger went through the 2023 Year-to-Date Budget along with the payment breakdown and the 2024 Budget. She further stated that moving forward budget updates along with the Business Loan updates would be provided quarterly.

The committee asked who is Jerome Haese and why he is showing up on the payment list so many times. Community Development Planner Janet Duellman stated that he is the owner of Jerry's Lawn and Grounds Service. They cut the grass and shovel snow at the RDA properties. The committee thanked staff for showing them the financials.

8. Discussion and possible action on use of funds for Library and City Green Holiday lights displays.

Community Development Planner Janet Duellman explained that as part of being transparent with the RDA funds, we are looking for approval to pay for a portion of the Holiday lights in the downtown area. This includes 15 trees at the library, planters, and arches/ornaments/spruce trees at City Green. The RDA's portion is \$2,340.00 and the rest will be funded from Tourism and Parking Assessments #1. The committee inquired what the total bill was. Janet Duellman stated the total for all the Holiday decorations listed was \$13,640.00.

Motion by Jim Conway, second by Darrell Hofland to approve the payment of \$2,340.00 from the RDA to fund a portion of the Holiday lights display. Motion carried.

9. Review and possible action on Counter Offer from 575 Riverwood Partners LLC for the former Mayline property in the 500 and 600 block of N. Commerce Street (Parcels # 59281501540 and 59281501630).

City Attorney Charles Adams stated that LBJ Squared Properties LLC contract has been signed and everything is moving forward with closing. 575 Riverwoods Partners LLC (Phoenix Investors) has counter offer with the RDA pay the real estate taxes, change name of title company, added a clause related to the Phase II Environmental review, property to be purchase "as is", and they have a closing date by the end of December. Attorney Adams also stated that a third parcel will need to be added to the counter offer, it was caught by staff and confirmed by Phoenix Investors that it was supposed to be included in the initial offer.

Motion by Jim Conway, second by Darrell Hofland to authorize Roberta Filicky-Peneski (Chair) and Diane McGinnis-Casey (Executive Director) to sign accepted counter offer with the addition of the third parcel number. Motion carried.

10. Discussion and possible action on request to borrow funds from the City of Sheboygan to purchase the former Mayline property (parcel # 59281501560, 59281501540, and 59281501630) and 639 N Commerce Street (parcel # 59281501550).

Motion by Jim Conway, second by Steven Harrison to transfer the actual amount the purchase of the four properties and associated fees, but not to exceed \$1.5 million. Motion carried.

NEXT MEETING

11. TBD

ADJOURN

12. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 8:46 a.m.