

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES

Wednesday, August 07, 2024

MEMBERS PRESENT: Roberta Filicky-Peneski, Cleo Messner, Darrell Hofland, Steven Harrison, Jim Conway, Deidre Martinez, and Alderperson Robert LaFava

STAFF/OFFICIALS PRESENT: City Attorney Charles Adams and Community Development Planner Janet Duellman

OTHERS PRESENT: Brennan Seehafer and Doug Schwalbe (Keller Inc)

OPENING OF MEETING

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

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 the minutes from the June 5, 2024, June 19, 2024 and July 24, 2024 meetings.

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

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on the request for an Exclusive Right to Negotiate for proposed development on parcel # 59281322003.

Community Development Planner Janet Duellman explained that Brennan Seehafer would like to request an Exclusive Right to Negotiate to place an entertainment/food venue on South Pier on part of parcel # 59281322003. The committee inquired if this is the same parcel that previously had the Exclusive Right with Switch Gear. Janet Duellman replied that it is but the Exclusive Right for Switch Gear has expired.

Brennan Seehafer stated that he would like to bring an entertainment/food venue to the South Pier District. He currently owns one in Manitowoc and would like to

open one here. His current venue offers about 100 free concerts and 10 ticketed concerts per year along with lunch and dinner food options.

The committee inquired about noise level to the surrounding area, crowd sizes at current site, how late the bands will play, and days of operation.

Brennan Seehafer stated that he hired a noise engineer from Nashville, TN to help with the design to get the noise level to almost nothing at lot lines at his current venue and he is willing to do that here as well. His Manitowoc venue has strict stop time for the bands which is 10:00 p.m. They are open seven days a week with music on Friday and Saturday night and Sunday afternoon. The crowds are about 40 -60 on Sunday and a couple hundred on Friday and Saturday nights.

The committee expressed their support and excitement to see this type of venue come to South Pier. They further inquired about the proposed timeline. Brennan Seehafer said he would like to have the foundation in this year with construction at the start of next year.

Motion by Jim Conway, second by Deidre Martinez to approve an Exclusive Right to Negotiate until February 7, 2025. Motion carried.

7. Discussion and possible action on payment of lawn maintenance bills.

Community Development Planner Janet Duellman asked the committee if they would consider giving approval to City Development to pay the lawn maintenance bills when they are received and report them on a quarterly basis to prevent late fees. Janet Duellman further stated that the reason for the request is the Redevelopment Authority does not always meet on a regular basis.

The committee inquired about how much the month bills are, if the RDA properties have snow removal, and if it is part of their budget.

City Attorney Charles Adams noted that we can not discuss the snow removal since the agenda item says lawn maintenances. Janet Duellman stated that the bills are usually around \$1,500.00 but we haven't received a bill with the addition of the North Commerce Street properties so it will be more than previous bills.

Motion by Darrell Hofland, second by Jim Conway to approve City Development to pay up to \$6,000.00 before needing to come back to the Redevelopment Authority with a quarterly report. Motion carried.

NEXT MEETING

8. August 21, 2024

Please note this meeting will be a longer meeting.

ADJOURN

9. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 8:15 a.m.