



REDEVELOPMENT AUTHORITY AGENDA

September 06, 2023 at 7:45 AM

**City Hall
Conference Room 106,
828 Center Avenue
Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Roll Call: Roberta Filicky-Peneski, James Owen, Jim Conway, Cleo Messner, Steven Harrison, Deidre Martinez and Darrell Hofland
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

MINUTES

5. Approval of minutes from the August 9, 2023 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on the use of the Redevelopment Authority land in the South Pier district by Down Syndrome Association of Wisconsin for an awareness walk.
7. Update on 1134 Pennsylvania Avenue demolition.
8. Quarterly Update on Business Development Loans.

CLOSED SESSION

9. Motion to convene into closed session under the exemption provided in Sec. 19.85(1)(e) Wis. Stats. for the purpose of negotiating the purchasing of public properties or conducting other specified public business, to-wit: a subordination request from Catering Culinary Arts Business Loan, discussion on potential development at 820 Indiana Avenue, discussion on potential purchase of Mayline property on N Commerce Street, and discussion on Appraisal and possible Offer to Purchase 639 N Commerce Street, where competitive and bargaining reasons require a closed session.

OPEN SESSION

10. Motion to reconvene into open session

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

11. Discussion and possible action on Catering with Culinary Artists business loan subordination.
12. Discussion and possible action 820 Indiana Avenue.
13. Discussion and possible action on the Mayline property located on N Commerce Street.
14. Discussion and possible action on 639 N Commerce Street
15. Discussion and possible action on South Pier development discussed at previous meeting.

NEXT MEETING

16. TBD

ADJOURN

17. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

*City Hall • Mead Public Library
Sheboygan County Administration Building • City's website*

CITY OF SHEBOYGAN**REDEVELOPMENT AUTHORITY MINUTES****Wednesday, August 09, 2023**

OPENING OF MEETING

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

MEMBERS EXCUSED: Deidre Martinez and Steven Harrison

STAFF/OFFICIALS PRESENT: Director of Public Works David Biebel, Mayor Ryan Sorenson, and Community Development Planner Janet 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.

4. Identify potential conflict of interest

No committee member had any conflict of interest.

MINUTES

5. Approval of minutes from the June 21, 2023 and July 12, 2023 meetings.

Motion by Jim Conway, seconded by James Owen to approve the minutes from June 21, 2023 and July 12, 2023. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on sign grant request from Mini Mocha Play Cafe.

Stephanie Rakun of Mini Mocha Play Café explained that she has been in business for 4 years. The committee inquired about what Mini Mocha Play Café is. Stephanie Rakun explained that it is an imagination inspire space for kids while the parents enjoy coffee or tea. A chance for the adults to relax and socialize while their children play.

Community Development Planner Janet Duellman inquired if Stephanie Rakun had contacted the BID to see if they still had funding in their sign grant program. Stephanie Rakun mentioned that yes, she has applied for the BID grant as well, but hadn't heard if it was granted from the BID. Janet Duellman asked for how much? Stephanie Rakun stated it would be for half the cost.

Motion by James Owen, second by Jim Conway to approve the sign grant for half the cost of the sign not to exceed \$750.00. Motion carried.

7. Presentation by Quasius regarding their proposal to build townhouses on South Pier.

Quasius made a presentation.

CLOSED SESSION

9. Motion to convene into closed session under the exemption provided in Sec. 19.85(1)(e) Wis. Stats. for the purpose of negotiating the purchasing of public properties or conducting other specified public business, to-wit: Discussion regarding a potential development on South Pier where competitive and bargaining reasons require a closed session.

Motion by Jim Conway, second by James Owen to go into closed session.

Aye: Filicky-Peneski, Owen, Conway, Messner and Hofland
Nay: None

Motion carried.

OPEN SESSION

10. Motion to reconvene into open session

Motion by Darrell Hofland, second by Cleo Messner to go into closed session.

Aye: Filicky-Peneski, Owen, Conway, Messner and Hofland
Nay: None

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

11. Discussion and possible action on potential development on the South Pier District discussed in closed session.

Roberta Filicky-Peneksi listed the items of concern from the RDA regarding the project, such as; 3 buildings maximum, don't want garage doors facing street, would like front doors on street side to give welcoming feel, try to maintain greenspace and work with city staff to meet the landscape ordinance, parking lot to the north must remain RDAs, and an easement off the parking lot for garage access will need to be granted.

Darrell Hofland inquired about the siding and if they thought about horizontal vs vertical.

Committee recommended city staff work with developer on the paperwork. No action was taken.

8. Update on 1134 Pennsylvania Avenue demo

Community Development Planner Janet Duellman and Public Works Director David Biebel provided an updated.

NEXT MEETING

12. TBD

ADJOURN

13. Motion to Adjourn

Motion by Cleo Messner, second by James Owen to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 8:26 am.

CITY OF SHEBOYGAN

SPECIAL EVENT PERMIT APPLICATION



SECTION 1 - Organization Information

Name of Organization

Down Syndrome Association of Wisconsin

Street Address	City	State	Zip
11709 W Cleveland Ave #2	West Allis	WI	53227

Telephone Number	Fax Number
920-201-1144 ext 161	

Individual Organizing the Event

Erika Pankratz

Address	City	State	Zip
2122 N 7th Street	Sheboygan	WI	53081

Email
epankratz@dsaw.org

Telephone Number	Event Day Telephone Number
920-201-1144 ext 161	920-266-5129

SECTION 2 - Event Information

Name of Event

Annual Mini Golf and Awareness Walk

Date(s) of Event

September 23rd, 2023

Generally describe the event and its purpose:

This is our Annual DSAW Mini Golf and Awareness Walk fundraiser. This event brings together families from Dodge, Fond du Lac, Sheboygan and Manitowoc to celebrate loved ones with Down syndrome. Participants can create teams to raise money for our chapter. These funds help provide programming and events for Individuals with Intellectual and Developmental Disabilities. The event is held at Harbor Pointe Mini Golf with a walk that goes around S. Pier at the end.

Is your event a (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Street Festival
<input type="checkbox"/> Music Concert
<input type="checkbox"/> Block Party
<input type="checkbox"/> Religious/Educational
<input type="checkbox"/> Parade (that includes the following)
<input type="checkbox"/> Vehicles
<input type="checkbox"/> Animals
<input type="checkbox"/> Marching Units
<input type="checkbox"/> Other: _____ | <input checked="" type="checkbox"/> Run or Walk (Distance: <u>1.1</u>)
<input type="checkbox"/> Bike Ride (Distance: _____)
<input type="checkbox"/> March utilizing any Public Property
<input type="checkbox"/> Rally/Memorial
<input type="checkbox"/> Public Assembly for Political Purpose
<input type="checkbox"/> Sport Tournament (Fishing, Soccer, etc.)
<input type="checkbox"/> Water Activity (use of lake or river)
<input type="checkbox"/> Other: _____ |
|--|---|

May we share your event on social media outlets (City website/Facebook/Nextdoor)?

- ☒ Yes
☐ No



