



REDEVELOPMENT AUTHORITY AGENDA

July 12, 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 and Deidre Martinez
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

MINUTES

- [5.](#) Approval of minutes from the June 21, 2023 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on option to lease RDA owned property to the east of 750 South Pier.
7. Update on 1134 Pennsylvania Avenue demolition.

NEXT MEETING

8. To Be Determined

ADJOURN

9. 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, June 21, 2023

OPENING OF MEETING

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

MEMBERS EXCUSED: Deidre Martinez and Steven Harrison

STAFF/OFFICIALS PRESENT: City Attorney Charles Adams, Mayor Ryan Sorenson, and Public Works Director David Biebel

1. Roll Call: Roberta Filicky-Peneski, James Owen, Jim Conway, Cleo Messner, Steven Harrison 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

The committee members had no conflict of interest.

MINUTES

5. Approval of minutes from the June 7, 2023 meeting.

Motion by Jim Conway, second by James Owen to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on the use of RDA owned land in the South Pier district by Sheboygan Visual Artists for Art by the River.

Paula Hagerman explained that the event will be the same as in years past with the only exception being it will be held in the month of July only. Tents will be set-up on July 1st and removed on the last day of the event.

Motion by James Owen, second by Jim Conway to approve the use of RDA land west of Inklings Used Book Store for July 1 -31, 2023, for Art of the River by Sheboygan Visual Artists with the following conditions: Proof of Insurance, Hold Harmless, \$50.00 RDA event fee, tents & tables to be removed by August 2, 2023, and Special Events permit through the Department of Public Works. Motion carried.

7. Discussion and possible action on the use of RDA owned land in the South Pier district by the City of Sheboygan on behalf of Mercury Racing.

Mayor Ryan Sorenson stated that Mercury Racing 50th Anniversary Event would like to use the property to the east of Lino Ristorante Italiano for a stage, meet and greet, and winner announcements.

Motion by James Owen, second by Cleo Messner to approve the use of RDA land east of Lino Ristorante Italiano, on August 11 -13, 2023, with the following conditions: Proof of Insurance, Hold Harmless, \$50.00 RDA event fee, tent(s) and stage(s) along with associated equipment to be removed by August 15, 2023, Special Events permit through the Department of Public Works, and Change of Premises through City Clerk Department. Motion carried.

8. Update on 1134 Pennsylvania Avenue demolition.

Community Development Planner Janet Duellman provided an update. Demolition bids are due on July 6, 2023 and the Asbestos removal will begin the week of July 24, 2023. The cost for the Asbestos removal came in at \$23,000.00.

9. Presentation by SwitchGear regarding their plan to open a brewery on South Pier.

CLOSED SESSION

10. 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 and discussion regarding a potential development on North Commerce Street, where competitive and bargaining reasons require a closed session.

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

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

Motion carried.

OPEN SESSION

11. Motion to reconvene into open session.

Motion by Jim Conway, second by Cleo Messner to reconvene into open session.

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

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

12. Discussion and possible action on potential development at South Pier district discussed in closed session.

Motion by Jim Conway, second by James Owen to direct staff to move forward with Lease Agreement and Developer's Agreement with SwitchGear. Motion carried.

13. Discussion and possible action on potential development at N Commerce Street discussed in closed session.

No action taken

NEXT MEETING

14. July 12, 2023

ADJOURN

15. Motion to Adjourn

Motion by James Owen, second by Jim Conway to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 8:23 a.m.