



**\*\*\*CANCELLED\*\*\***

## **REDEVELOPMENT AUTHORITY AGENDA**

**March 01, 2023 at 7:45 AM**

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

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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, Steven Harrison, Jim Conway, James Owen, Deidre Martinez, and Cleo Messner
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

### **MINUTES**

- [5.](#) Approval of the February 15, 2023 minutes.

### **CLOSED SESSION**

6. Motion to convene in closed session under the exemption provided in Sec. 19.85 (1)(e) Wis. Stats., to discuss a potential development at 820 Indiana Avenue where bargaining reasons require a closed session.

### **OPEN SESSION**

7. Motion to reconvene into open session.

### **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

8. Possible action on items discussed in closed session.

### **NEXT MEETING**

9. TBD

### **ADJOURN**

10. 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, February 15, 2023**

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**OPENING OF MEETING**

**MEMBERS PRESENT:** Roberta Filicky-Peneski, Steven Harrison, Jim Conway, James Owen, Deidre Martinez, and Cleo Messner

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

**OTHERS PRESENT:** Skylar and Michael Demcak, and Marie Foss

1. Roll Call: Roberta Filicky-Peneski, Steven Harrison, Jim Conway, James Owen, Deidre Martinez, and Cleo Messner
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. Approval of the February 1, 2023 minutes.

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

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

6. Discussion and possible action granting approval for the Executive Director of the Redevelopment Authority to work with the City Attorney's office and the Common Council to vacate the unimproved alley between S. 9<sup>th</sup> Street and S. 10<sup>th</sup> Street for future development.

Motion by Jim Conway, second by Deidre Martinez to request the City to vacate the unimproved alley between S 9<sup>th</sup> Street and S 10<sup>th</sup> Street. Motion carried.

**CLOSED SESSION**

7. Motion to convene in closed session under the exemption provided in Sec. 19.85 (1)(e) Wis. Stats., to discuss a potential business development loan with Maya's Place, LLC, where bargaining reasons require a closed session.

Motion by Steven Harrison, second by Jim Conway to go into closed session.

Roll Call Vote:

Aye: Filicky-Peneski, Conway, Martinez, Messner, Owen, and Harrison

Nay: none

Motion carried

## **OPEN SESSION**

8. Motion to reconvene in open session.

Motion by Steven Harrison, second by Jim Conway to reconvene into open session.

Roll Call Vote:

Aye: Filicky-Peneski, Conway, Martinez, Messner, Owen and Harrison

Nay: none

Motion carried

## **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

9. Possible action on item discussed in closed session.

Motion by Steven Harrison, second by Deidre Martinez to approve the business loan in the amount of \$50,000.00 at 6.09% APR for 10 years fixed with the following conditions two new FTE jobs need to be created with two of FTE jobs being Low-to-Moderate Income (LMI), completion of environmental review before closing, second position on UCC filing on equipment, and personal guarantees, 2<sup>nd</sup> lien against real estate on County Highway XX, Kiel, WI. Motion carried.

## **NEXT MEETING**

10. TBD

## **ADJOURN**

11. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 8:29 a.m.