



REDEVELOPMENT AUTHORITY AGENDA

November 04, 2022 at 7:45 AM

**City Hall
Conference Room 305
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, Steven Harrison, David Sachse, Jim Conway, James Owen, and Deidre Martinez
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

MINUTES

- [5.](#) Approval of the minutes from the October 13, 2022 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [6.](#) Discussion and possible action on contract amendment request for Berkshire Sheboygan (former Koepsell property).

CLOSED SESSION

7. Motion to convene in closed session under the exemption provided in Sec. 19.85 (1)(e) Wis. Stats., for a potential development opportunity in the South Pier District, where bargaining reasons require a closed session.

OPEN SESSION

8. Motion to reconvene into open session.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Discussion and possible action South Pier development opportunity discussed in closed session.

NEXT MEETING

10. TBD

ADJOURN

11. 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

Thursday, October 13, 2022

OPENING OF MEETING

MEMBER PRESENT: Roberta Filicky-Peneski, Steven Harrison, Jim Conway, James Owen, and Deidre Martinez

MEMBER EXCUSED: David Sachse

STAFF/OFFICIALS PRESENT: Mayor Ryan Sorenson and Planning & Development Director Chad Pelishek

1. Roll Call: Roberta Filicky-Peneski, David Sachse, Steven Harrison, Jim Conway, James Owen, 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 conflict with any of the items.

MINUTES

5. Approval of the minutes from the September 27, 2022 meeting.

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

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on Agreement between the Redevelopment Authority of the City of Sheboygan, Wisconsin and C. Spielvogel & Sons Excavating Inc. for the demolition of the structures and associated site restoration located at 511, 517, and 517 R Commerce Street.

Chad Pelishek explained that the document brought before the committee was the demolition agreement for the three buildings to the north of Suscha's Bar on North Commerce Street. The demolition of the buildings went out to bid and four bids were received with Spielvogel Sons Inc coming in at the lowest bid for \$29,500.00. The buildings are scheduled to be removed by the end-of-the-year and the asbestos has already been removed.

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

7. Quarterly Update on Business Development Loans.

Chad Pelishek went through the Business Development Loans. ePower Manufacturing hasn't made a payment since April. WE Game On, LLC is no longer in business but they paid their loan in full.

Motion by Steven Harrison, second by Jim Conway to have the City Attorney write a Letter of Demand for payment to ePower Manufacturing. Motion carried.

NEXT MEETING

8. TBD

ADJOURN

9. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 8:01 a.m.

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October 27, 2022

Chad Pelishek
Director of Planning and Development
City of Sheboygan
828 Center Avenue
Sheboygan, WI 53081

RE: Berkshire Sheboygan Riverfront Contract Amendment Request

Dear Chad,

We are excited to be working with you and the RDA on the Berkshire Sheboygan Riverfront in earnest after WHEDA awarded credits to the transaction this fall. Due to the late award of the credits, we are requesting with this letter that the RDA extend the due diligence period from 12/10/2022 to 6/30/2023 and the must close by date from 12/31/2023 to 9/30/2023. If these dates are acceptable to the RDA, I will have our attorney draft an amendment to the purchase contract. Thank you for consideration of this request and we look forward to continuing to work on the project.

Sincerely,

Josh Hafron