



**\*\*\*AMENDED\*\*\***  
**REDEVELOPMENT AUTHORITY AGENDA**  
**February 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 January 4, 2023 minutes.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- [6.](#) Discussion and possible action on sign grant request from Sonlight Books.

**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 development at 820 Indiana Avenue and a potential business development loan with Maya's Place, LLC, where bargaining reasons require a closed session.

**OPEN SESSION**

8. Motion to reconvene in open session.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

9. Possible action on items 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****Wednesday, January 04, 2023**

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**OPENING OF MEETING**

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

**MEMBERS EXCUSED:** Jim Conway

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

**OTHERS PRESENT:** Paul Weaver

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 has any conflict of interest with items on the agenda.

**MINUTES**

5. Approval of the December 14, 2022 minutes.

Motion by Steven Harrison, second by James Owen to approve the minutes.  
Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

6. Discussion and possible action on First Amendment to Ground Lease, storm water easement and detention easement related to SP Riverfront Condominium, located on parcel number 59281322038.

This item was originally on the September 27, 2022, Redevelopment Authority agenda. It was placed on the agenda today so staff could provide an update on the status of the request.

Chad Pelishek explained that the Department of Public Works has reviewed the stormwater easement and detention easement and have no required changes. The City Attorney's Office has the amended ground lease for review and City Attorney Chuck Adams is here to provide an update.

City Attorney Chuck Adams stated that there were a few minor changes that needed to be made but the committee can make a motion to approve with the required modifications to the easements and ground lease than obtain signatures once City Attorney's Office verifies that corrections have been made.

Motion by Steven Harrison, second by James Owen to approve with the required modifications to the easements and ground lease than obtain signatures once City Attorney's Office verifies that corrections have been made. 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 development at 820 Indiana Avenue and possible purchase of real estate located at 1134 Pennsylvania Avenue, where bargaining reasons require a closed session.

Motion by James Owen, second by Deidre Martinez to convene into closed session.

Roll Call Vote:

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

Nay: None

Motion carried.

## **NEXT MEETING**

8. TBD

## **ADJOURN**

9. Motion to Adjourn made in closed session.

Motion by James Owen, second by Steven Harrison to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 8:55 a.m.

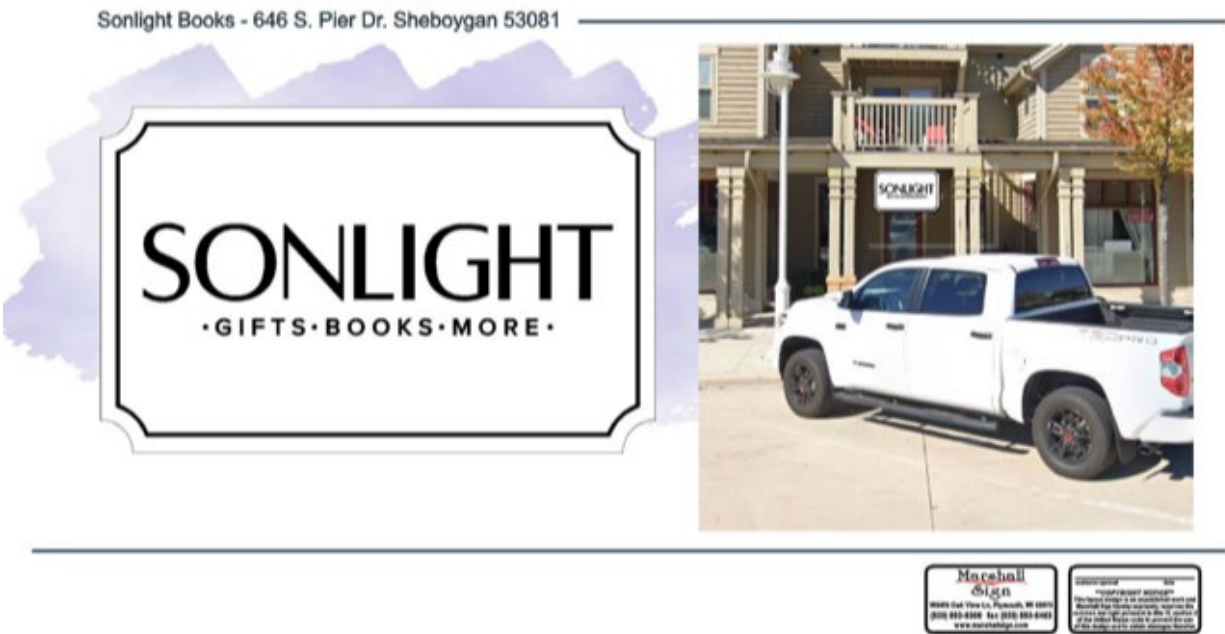
**From:** [Erika Dominguez](#)  
**To:** [Pelishek, Chad](#)  
**Subject:** RE Sonlight sign proof picture  
**Date:** Monday, January 30, 2023 2:07:13 PM  
**Attachments:** [RE Sonlight sign.png](#)

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Hi Chad,

Here is the proof of the sign from Marshall Sign. The only change to this sign is that it will be a black/dark blue sign with white lettering.

Erika



Sent from my iPhone



1030 Ontario Ave. Sheboygan, WI 53081  
 920-457-6602 · 800-479-6602 · Fax: 920-457-2399  
 www.rloesign.com



Sonlight Books  
 Erika Dominguez  
 642 S Pier Dr.  
 Sheboygan, WI 53081  
 (920) 458-7888  
 erika@sonlightbooks.com

01/26/2023

RE: Sandblasted Sign Quote

Dear Erika,

The following is a quote for your approval.

<b><u>Line Item 1</u></b>	<b><u>\$2,530.00+Tax</u></b>
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- ❖ (Qty 1) 27"x54"x2" single-sided HDU sign
  - Sandblasted and painted with raised graphics

***Includes design, survey, production and installation. Does not include permits.***

**Patrick Mlinaz**  
**patrick@rloesign.com**  
**920.457.6602**

***Please note!! This project does not include: tax, final hook up, primary wiring, permits, or permit labor cost. Install prices are subject to change per ground conditions. Additional costs may incur if reinforcing is required to secure sign. Any damaged product that needs to be altered, fixed, returned, or any additional parts that need to be purchased upon delivery will be additional costs beyond the quoted price given. Due to the size of this project, a 50% deposit is required upon approval. We accept cash, check, Visa, and MasterCard. Price must be confirmed at time of order. All ideas, plans or layouts associated with this quote are owned by RLO Sign Inc. and shall not be reproduced, used by or disclosed to any person, firm or corporation for any purpose without written permission of RLO Sign Inc. Additional cost will incur if engineer drawings are required. Thank you for the opportunity to quote this project. If you have any further questions, please feel free to call.***

# CITY OF SHEBOYGAN

Revised November 2009

## APPLICATION AND REQUIREMENTS SIGN GRANT PROGRAM

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104, Sheboygan, WI 53081 prior to the fabrication and installation of the sign. No grants will be awarded for sign projects that are started or completed. Applications that are not complete or that are not legible will not be accepted.

### 1. PURPOSE

- To encourage the development of signage which reflects and augments the historic architectural character of structures in the downtown commercial district.

### 2. GENERAL INFORMATION

DATE OF APPLICATION SUBMITTAL: 1/29/23

NAME OF FIRM: Sonlight Books

CONTACT PERSON: Erika Dominguez

ADDRESS: 1042 S. Pier Dr. Sheboygan WI 53081

PHONE NO.: (920) 458-7888 FAX NO.: N/A

E-MAIL ADDRESS: erika@sonlightbooks.com

ZONING CLASSIFICATION: \_\_\_\_\_

### 3. PROJECT COSTS (Must be verified by written estimates from contractors)

NAME OF CONTRACTOR: Marshall Signs

SIGN COST: \$ N/A

INSTALLATION COST: \$ N/A

TOTAL: \$ 800<sup>00</sup> (+tax)

#### 4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

*Enka Dominguez*  
APPLICANT'S SIGNATURE

1/30/23  
DATE

Enka Dominguez  
PRINT ABOVE NAME

#### 5. APPLICATION SUBMITTAL REQUIREMENTS

- Provide a scaled architectural drawing of the proposed new sign. Drawing should accurately depict the colors, materials and light sources for the sign and its location on the building.
- A color photograph of the building.
- Submit two estimates with application.

#### 6. ELIGIBILITY

- Business located or relocating in the City of Sheboygan Harbor Centre, whose existing signage is inadequate, not in keeping with the architectural design of the building on which it is placed, or out of scale with the existing facade.

#### 7. LABOR STANDARDS

- Federal wages will apply to projects that involve installation of a sign exceeding \$2,000 that is financed in whole or in part with Community Development Block Grant funds and shall comply with and assure compliance of all Project contractors and subcontractors with the Davis Bacon Act, as amended 40 U.S.C. 276a-276a-5, the Contract Work Hours and Safety Standards Act, 40 U.S.C. 327-333, applicable Federal laws. Installation projects shall provide weekly payroll reports for contractors/subcontractors working on this project, and other regulations pertaining to labor standards.

#### 8. CITY PARTICIPATION

- The City of Sheboygan may provide a grant for up to 50% of the cost of an eligible sign and installation.
- The maximum grant for any single property is \$1,000.