



REDEVELOPMENT AUTHORITY AGENDA

March 20, 2024 at 7:45 AM

**City Hall, 3rd Floor - Council Chambers, 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: Steven Harrison, Cleo Messner, Jim Conway, Darrell Hofland, Deidre Martinez, James Owen, and Roberta Filicky-Peneski
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

MINUTES

5. Approval of minutes from the February 21, 2024 and the March 6, 2024 meetings.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on Exclusive Right to Negotiate for the former Jakum property located on N 15th Street. (parcel # 59281718350 & 59281712930).
7. Discussion and possible action on the payment of the invoice for the Sign Shop of Sheboygan to wrap back of sign on S 8th Street.
8. Discussion and possible action on Lino Ristorante Italiano LLC Leasehold Mortgage (422 South Pier Drive).
9. Discussion and possible action on Epower repayment schedule.

CLOSED SESSION:

Motion to convene into closed session under the exemption provided in Sec.19.85(1)(e) Wis Stats for the purpose of conducting other specified business, to wit: negotiating a settlement of an unpaid balance on a Business Development Loan held by ePower Manufacturing, LLC, where bargaining reasons require a closed session.

OPEN SESSION:

Motion to reconvene into open session.

Discussion and possible action of closed session item.

NEXT MEETING

10. April 3, 2024 at 7:45 am in Council Chambers

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, March 06, 2024**

OPENING OF MEETING

MEMBERS PRESENT: Darrell Hofland, Jim Conway, James Owen, Steven Harrison, and Cleo Messner

MEMBERS EXCUSED: Roberta Filicky-Peneski and Deidre Martinez

STAFF/OTHERS PRESENT: Planning & Development Director Diane McGinnis-Casey, City Administrator Casey Bradley, and Community Development Director Janet Duellman

OTHERS PRESENT: Justin Moeller and Doug Schwalbe (Keller Inc)

1. Roll Call: Deidre Martinez, Darrell Hofland, Jim Conway, Roberta Filicky-Peneski, James Owen, Steven Harrison, and Cleo Messner
2. Call to Order

Vice Chair Steven Harrison 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 a conflict of interest.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Discussion and possible action on Lino Ristorante Italiano Assumption and Assignment of Lease.

Community Development Planner Janet Duellman explained that the Assumption and Assignment of Lease that is before the committee is for Lino Ristorante Italiano. Lino Autiero and Therese Janssen are selling the business to Sarah and Jesse Frank. With the sale of the business, the ground lease will need to be transferred to the new owners.

The committee inquired if it meant we were transferring the land or just the ground lease to the new owners. Planning & Development Director Diane McGinnis-Casey explained that it was just the ground lease that the Redevelopment Authority would remain the property owner.

Motion by Darrell Hofland, second by Jim Conway to authorize the appropriate officials to sign an Assumption and Assignment of Lease substantially similar to the proposed by Attorney Cal R Tillisch upon approval by the City Attorney. Motion carried.

6. Discussion and possible action on extending HKS Holding INC Exclusive Right to Negotiate.

Planning & Development Director Diane McGinnis-Casey explained the city has been meeting with the developer regularly. That the process is taking longer due to environmental issues on the property and the demo of 639 N. Commerce Street, which is currently underway. Diane McGinnis-Casey also mentioned that there will be a CSM that will split the Riverwalk and the apartment property. The Riverwalk will be maintained by the city.

The committee inquired about how long they should extend the Exclusive Right to Negotiate. City Administrator Casey Bradley stated December 31, 2024.

Motion by Jim Conway, second by James Owen to extend the Exclusive Right to Negotiate to December 31, 2024. Motion carried.

7. Discussion and possible action on proposed new business on South Pier east of Lino Ristorante Italiano.

Justin Moeller and Doug Schwalbe were present.

Community Development Planner explained that a new business would like to build between Lino Ristorante Italiano and Ebflo Coffeehouse. The proposed business would be a retail store.

The committee asked about hours of operation, type of items, and if food and drinks would be sold. Justin Moeller explained that 90% of the store would be clothes which would be high end or mid-tier clothing and the rest of the store would be sunglasses, footwear, sunscreen, etc. The business would be open all year round with hours on Monday through Saturday or Tuesday through Saturday. The building will be a one story building approximately 2500 square feet. Doug Schwalbe asked if there are design guidelines on South Pier. Community Development Planner Janet Duellman informed him, yes there are.

The committee agreed that it was a good use of the property and asked what are the next steps. Community Development Planner Janet Duellman stated that the committee could do an Exclusive Right to Negotiate. The committee asked Justin Moeller if 6 months was enough and when he was looking to start construction. Justin Moeller replied that six months was satisfactory as he would like to start construction this fall.

Motion by James Owen, second by Darrell Hofland to approve an Exclusive Right to Negotiate for 6 months. Motion carried.

8. Discussion and possible action on Special Event Permit # 49 for Driftwood Bar & Grill (Christopher Crump) to use the vacant property (parcel # 59281322010) to the east of Driftwood Bar & Grill from August 7, 2024 to August 12, 2024.

Community Development Planner Janet Duellman reviewed the request with the committee. The committee inquired if the event was going to be a free event due to the ticket booths noted on the layout plan. Janet Duellman stated that she wasn't sure and that she would check with Driftwood. The committee was adamant that Driftwood not charge for the event that it should be open to everyone.

Motion by Darrell Hofland, second by James Owen to approve the use of the Redevelopment Authority property (parcel #59281322010) east of Driftwood Bar &

Grill for August 7, 2024 to August 12, 2024 with the following conditions: Music must end by 11:00 p.m., Cannot charge entrance fee for event, Proof of Insurance, Hold Harmless, \$50.00 RDA land use fee, tent and signs to be removed on or before August 12, 2024 (if applicable), Special Events permit through Department of Public Works, and Change of Premises through Clerks. Motion carried.

9. Discussion and possible action on Special Event Permit #24 for Powerboat P1 USA LLC (Michelle Petro) to use various vacant properties on South Pier from August 8, 2024 to August 12, 2024.

Community Development Planner Janet Duellman reviewed the request with the committee. Janet Duellman explained that the plan submitted with the application is the same plan submitted for 2023. The committee stated that they need a detailed plan for the 2024 races that shows the type of use for each RDA parcel. The committee directed staff to contact the organizers to get more detailed information and add to future agenda, once documentation is received.

Motion by James Owen, second by Darrell Hofland to **HOLDOVER** Special Event Permit # 24 until further details are submitted. Motion carried.

NEXT MEETING

March 20, 2024

ADJOURN

11. Motion to Adjourn

Motion by Darrell Hofland, second by Jim Conway to adjourned. Motion carried.

Being no further business, the meeting was adjourned at 8:16 a.m.

CITY OF SHEBOYGAN**REDEVELOPMENT AUTHORITY MINUTES****Wednesday, February 21, 2024**

OPENING OF MEETING

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

MEMBERS EXCUSED: Steven Harrison

STAFF/OTHERS PRESENT: Planning & Development Director Diane McGinnis-Casey, Finance Director Kaitlyn Krueger and Community Development Director Janet Duellman

1. Roll Call: Deidre Martinez, Darrell Hofland, Jim Conway, Roberta Filicky-Peneski, James Owen, Steven Harrison, 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 a conflict of interest.

MINUTES

5. Approval of minutes from the February 7, 2024 meeting.

Darrell Hofland noted that "names" should be "named" in item number 7 in the minutes from February 7, 2024.

Motion by Jim Conway, second by Darrell Hofland to approve with the correction being made. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on the Pipkorn Developer's agreement Ground Lease and CSM.

Community Development Planner Janet Duellman explained this is the layout that worked for all city staff and met all safety concerns. The committee inquired about if the island is curbed all the way around or just on the northern end by the parking lot. They further inquired on the status of the developer's agreement and ground lease. Planning & Development Director Diane McGinnis-Casey explained that she has requested information from the developer per the City's outside council request and the developer hasn't provided the information yet.

Motion by Deidre Martinez, second by Jim Conway to approve with the island being completely curbed and made smaller, if necessary, along with the easement being provided by the developer and approved by city staff. Motion carried.

7. Discussion and possible action on Special Event Permit # 24 for Driftwood Bar & Grill (Christopher Crump) to use the vacant property (parcel # 59281322010) to the east of Driftwood Bar & Grill from July 2, 2024 to July 8, 2024.

Community Development Planner Janet Duellman reviewed the request with the committee. She further stated that it is the same request as last year for the July 4th holiday.

Motion by Darrell Hofland, second by James Owen to approve the use of the Redevelopment Authority property (parcel #59281322010) east of Driftwood Bar & Grill for July 2, 2024 to July 8, 2024 with the following conditions: Music must end by 10:00 p.m., Proof of Insurance, Hold Harmless, \$50.00 RDA event fee, tent and signs to be removed on or before July 9, 2024 (if applicable), Special Events permit through Department of Public Works, and Change of Premises through Clerks. Motion carried.

8. Quarterly updates on Business Loans.

Finance Director Kaitlyn Krueger review the Business Loan spreadsheet. The committee inquired about Epowers. Planning & Development Director Diane McGinnis-Casey explained that she had asked City Attorney Office prior to the meeting if they had a status update for the committee. Diane McGinnis-Casey stated that there seems to be a discrepancy in the amount owed.

The committee directed staff to have City Attorney's Office send letter at a minimum to put the business on notice for delinquent payments and to review what was provided as collateral.

NEXT MEETING

9. March 6, 2024

ADJOURN

10. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 8:11 a.m.

