



REDEVELOPMENT AUTHORITY AGENDA

May 03, 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, Jim Conway, James Owen, Deidre Martinez, Cleo Messner, and Steven Harrison
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

MINUTES

5. Approval of minutes from the March 22, 2023, March 24, 2023 and April 19, 2023 meetings.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and action on the use of RDA owned land in the South Pier district by Driftwood Bar and Grill for multiple weekends.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Motion to convene in closed session under the exemption provided in Sec. 19.85 (1)(e) Wis. Stats., to discuss a potential developments located at 820 Indiana Avenue and on South Pier district (parcel # 59281322016) along with discussion on possible business loan, where competitive and bargaining reasons require a closed session.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

8. Motion to reconvene into open session.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Discussion and possible action on 820 Indiana Avenue.

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

NEXT MEETING

11. TBD

ADJOURN

12. 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 22, 2023

OPENING OF MEETING

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

MEMBERS EXCUSED: Cleo Messner

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

OTHERS PRESENT: Atty Andy Helminiak, Peggy and Glenn Thiesenhusen and Kathy Hoffman

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

Chair Filicky-Peneski called the meeting to order.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

Jim Conway had a conflict with item #8.

MINUTES

5. Approval of the February 15, 2023 minutes.

Motion by Steve Harrison, second by Deidre Martinez to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on the Redevelopment Authority obtaining outside legal counsel services to represent the Authority.

The Redevelopment Authority asked Director Pelishek to provide an update as to where in the process we were since they last discussed on March 16, 2022. Director Pelishek explained that at March 16, 2022 meeting, City Attorney Chuck Adams stated that he would provide a list of items that would need to be included in the RFP and a list of Municipal Attorneys. As of this today, none of the requested information has been provided.

Chair Roberta Filicky-Peneski mentioned that she had spoken with City Atty Chuck Adams about four months ago and it sounded like he was in favor of the Redevelopment Authority proceeding with obtaining outside legal counsel and was going to provide the needed information.

Chair Roberta Filicky-Peneski stated that she would talk with the City Attorney's Office again and request that we continue to move forward with this item.

7. Discussion and possible action on request from Blue Moon Studios, Inc. to obtain an access agreement on the northwest corner of their building at 834 N. Water Street.

Director Pelishek explained that the access agreement is needed so that the property owner can access the loading dock/pedestrian door on the northside of the building as well as keep their garden and maintain at-grade mechanicals.

The Committee inquired if they are able to grant an access agreement because the only way the property owner can access the north side of the building is by driving on the bike path. They further inquired if there are Federal or State laws restricting vehicular traffic on bike paths. Director Pelishek responded that he wasn't sure and that is why we need to add the contingency that the City Attorney must review and approve it.

Motion by James Owen, second by Jim Conway to approve the easement on the north side of the building with the contingency that the City Attorney's Office reviews and approves the access agreement. Motion carried.

CLOSED SESSION

8. 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 competitive and bargaining reasons require a closed session.

Motion by Steven Harrison, second by Deidre Martinez to go into closed session.

Roll Call Vote:

Aye: Filicky-Peneski, Conway, Martinez, Owen, and Harrison
Nay: None

Motion Carried.

Jim Conway abstained from all conversations regarding this item.

OPEN SESSION

9. Motion to reconvene into open session.

Motion by James Owen, second by Steven Harrison to reconvene into open session.

Roll Call Vote:

Aye: Filicky-Peneski, Conway, Martinez, Owen, and Harrison
Nay: None

Motion Carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

10. Possible action on item discussed in closed session.

No action was taken on item discussed in closed session.

NEXT MEETING

Friday, March 25, 2023 at 7:45 a.m.

ADJOURN

12. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 8:40 a.m.

CITY OF SHEBOYGAN**REDEVELOPMENT AUTHORITY MINUTES****Friday, March 24, 2023**

OPENING OF MEETING

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

MEMBERS EXCUSED: Jim Conway

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

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

2. Call to Order

Chair 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 with any item on the agenda.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Discussion and possible action on an electrical easement on HH2 properties.

Alliant Energy needs to put an easement in place across the parking lot of HH2 Properties (Pacifico) to relocate electrical lines for the redevelopment of the former Koepsell property. The Attorney for HH2 properties has reviewed to the agreement, and they will be proposing additional language about disturbing the current investment.

Motion by Deidre Martinez, second by Steven Harrison to grant easement across the parking lot on the west side of the building at 820 Indiana Avenue. Motion carried.

6. Discussion and possible action on various electrical easements related to the proposed affordable housing development on the former Koepsell property.

Director Pelishek explained the timing of relocating electrical utilities has created a timing concern on the overall development and to keep the project moving forward the Redevelopment Authority is consenting to the easements on behalf of the developer who will assume liability after closing on the property.

Motion by Steve Harrison, second by Deidre Martinez to approve the easement agreement with Alliant Energy. 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 purchase of 1134 Pennsylvania Avenue, where competitive and bargaining reasons require a closed session.

Motion by Steve Harrison, second by Deidre Martinez to go into closed session.

Roll Call Vote:

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

Motion Carried.

OPEN SESSION

8. Motion to reconvene into open session.

Motion by Steven Harrison, second by Cleo Messner to reconvene into open session.

Roll Call Vote:

Aye: Filicky-Peneski, Messner, Martinez, Owen, and Harrison
Nay: None

Motion Carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Possible action on item discussed in closed session.

The Redevelopment Authority requested city staff follow the prior approval granted.

NEXT MEETING

10. TBD

ADJOURN

11. Motion to Adjourn

Motion by Deidre Martinez second by Steven Harrison to adjourn. Motion carried. Item 5.

Being no further business, the meeting was adjourned at 8:20 a.m.

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES
Wednesday, April 19, 2023

OPENING OF MEETING

MEMBERS PRESENT: Roberta Filicky-Peneski, Steven Harrison, Cleo Messner, and Jim Conway

MEMBERS EXCUSED: James Owen and Deidre Martinez

STAFF/OFFICIALS PRESENT: Mayor Ryan Sorenson, Planning and Development Manager Steve Sokolowski, and City Attorney Charles Adams

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

Chair Filicky-Peneski called the meeting to order.

3. Pledge of Allegiance
4. Identify potential conflict of interest

No committee member had a conflict with any item on the agenda.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Discussion and possible action on the purchase and sale agreement for 1134 Pennsylvania Avenue.

Motion by Steve Harrison second by Jim Conway to approve the purchase and sale agreement for 1134 Pennsylvania Avenue. Motion Carried.

NEXT MEETING

6. TENTATIVELY: Wednesday, May 3, 2023 at 7:45 am

ADJOURN

7. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 7:49 a.m.



Sheboygan County, WI. Maxar, Microsoft

From: Drift Wood <driftwood518@outlook.com>
Sent: Friday, April 21, 2023 10:14 AM
To: Duellman, Janet <Janet.Duellman@sheboyganwi.gov>
Subject: RE: Follow-up on sidewalk cafe permit

Good Morning Janet

I wanted to get this to you to before your vacation so conversation can get going for possible approval from the board

We at Driftwood (510/518 South Pier Drive in Sheboygan) would like to ask about the board for approval of weekend use of the city owned property directly east of our building. The two following dates are as is

- Event #1 August 12, 2023
 Event- Private Wedding, bride and groom want to have a tent with a ceremony, band, reception catered and use of city land and have Driftwood have all production of Food, Beverage and Service of event. It is our understanding that tent, restroom, chairs and temporary fence will be handled by bride and groom through rental company. The event will roughly be 8 hours long. 2-10 p.m.
 The reason we are asking for weekend use is for adequate set up and take down time.
 We are asking this soon due to a time of sending out invites and R.S.V.P time to respond.
- Event #2 July 2-4 2023. We are asking for use, guidance and a potential partnership with the City of Sheboygan for the holiday weekend. This is our first summer of business and had always enjoyed what South Pier had showcased during the Fourth of July holiday and would like to continue to grow the annual tradition
 We would have live music, outside concessions, Beer , Wine and Liquor. A large tent for shade with tables for enjoyment of all visitors, we are also looking at how to manage the sale of Adult beverages. The idea of having children friendly activities is also being talked about.
 Driftwood is in full understanding that there are processes for these type of events and will be looking for guidance to navigate through the event. We would like to do something similar to the previous ownership (Anglers Ave)

In closing, I appreciate your time and consideration, we eagerly look forward to you response as I believe the next meeting is in the first week of May.

Feel free to reach out to me @ (920-254-5533) or email @ driftwood518@outlook.com

Sincerely
 Christopher Ryan Crump

Sent from [Mail](#) for Windows