



REDEVELOPMENT AUTHORITY AGENDA

September 04, 2024 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
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

MINUTES

5. Motion to approve the minutes from the August 21, 2024 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on review of current ground leases with the Redevelopment Authority as it relates to personal property tax law change.
7. Discussion and possible action on legal services as it relates to personal property tax law change.

NEXT MEETING

8. To Be Determined

ADJOURN

9. 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, August 21, 2024**

MEMBERS PRESENT: Cleo Messner, Steven Harrison, Darrell Hofland, Alderperson Robert LaFave, Jim Conway, and Roberta Filicky-Peneski

MEMBERS EXCUSED: Deidre Martinez

STAFF/OFFICIALS PRESENT: City Attorney Charles Adams, Planning & Development Director Diane McGinnis-Casey, and Community Development Planner Janet Duellman

OTHERS PRESENT: Todd Basler, Sam Herdic (S&H Remodeling Inc), and Lew Holbrook

OPENING OF MEETING

1. Roll Call: Cleo Messner, Deidre Martinez, Steven Harrison, Darrell Hofland, Alderperson Robert LaFave, Jim Conway, and Roberta Filicky-Peneski

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

Alderperson Robert LaFave has a conflict with item #6.

MINUTES

5. Motion to approve the minutes from the August 7, 2024 meeting.

Motion by Alderperson Robert LaFave, second by Steve Harrison to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on new siding for 641 Riverfront Drive.

Todd Basler, Sam Herdic, and Lew Holbrook were present.

Todd Basler is an owner of one of the condos within the three-condo building located at 641 Riverfront Drive. He explained that they are having water issues and have already replaced the roof and gutters. They currently have cedar siding which has holes in it due to squirrels and rotting. The owners

would like to replace the cedar siding with a LP smart siding which is a type of wood siding that is more durable and will protect against animals.

Roberta Filicky-Peneski inquired if this will need to go to Architectural Review Board. Community Development Planner Janet Duellman stated that it would and that she would send them the information.

Motion by Jim Conway, second by Cleo Messner to approve the LP Smart siding with the condition that the owners obtain approval from the Architectural Review Board. Motion carried (5-0-1 Abstained: Alderperson Robert LaFave)

7. Discussion and possible action on the extension of the Exclusive Right to Negotiate on the Jakum Hall property.

Community Development Planner Janet Duellman explained that the Exclusive Right to Negotiate for Jakum Hall expires on August 31, 2024. The developer is seeking an extension until December 31, 2024.

Motion by Darrell Hofland, second by Jim Conway to approve the extension request of the Exclusive Right to Negotiate to December 31, 2024. Motion carried.

8. Discussion and possible action on property violations on Redevelopment Authority Properties.

Planning & Development Director Diane McGinnis-Casey explained that Redevelopment Authority received code violation letters for a few properties along the river.

City Attorney Charles Adams stated that these letters should be sent directly to the building owner not to the Redevelopment Authority. Planning & Development Director Diane McGinnis-Casey will have the inspector re-issue to the building owner. In addition, the Redevelopment Authority will need to inform the lease holder that they will need to correct the code violations.

Motion by Alderperson Robert LaFave, second by Darrell Hofland to have Diane McGinnis-Casey re-issue the letters to the building owners. Motion carried.

9. Updates on the Redevelopment Authority properties Exclusive Right to Negotiate.

No discussion.

10. Discussion and possible action on business loans quarterly report.

Motion by Darrell Hofland, second by Jim Conway to approve the quarterly business loan report as presented. Motion carried.

11. Discussion and possible action on Year-to-Date Redevelopment Authority financial reports.

Motion by Jim Conway, second by Darrell Hofland to approve the financial report as presented. Motion carried.

12. Discussion and possible action on review of current ground leases with the Redevelopment Authority.
13. Discussion and possible action on legal services to draft updated ground leases.

Items 12 and 13 were discussed together.

- a. Personal property tax law changes effective 1/1/24.

Planning & Development Director Diane McGinnis-Casey explained that with the Personal Property Tax law change, the property taxes bill will come to RDA instead of the lease holder. City Attorney Charles Adams confirmed that with the change the RDA will receive the tax bill, essentially becoming the middle man. Staff & the legal department are reviewing options to ensure the lease holder remains responsible for the taxes and the City has the ability to bill and collect from the tenants. In addition, the RDA needs to consider how the law changes affect their right as it relates to defaults and foreclosures.

- b. Lease Terms.

This is a larger topic and due to time sensitivity of the Personal Property Taxes, the RDA will focus on that item first.

City Attorney Charles Adams discussed doing an Addendum to the lease.

Planning & Development Director Diane McGinnis-Casey inquired if the Redevelopment Authority should obtain outside legal counsel. City Attorney Charles Adams stated that his office could draft template language. Staff would draft a letter to lease holders once a determination was made on how to move forward.

NEXT MEETING

14. September 4, 2024

ADJOURN

15. Motion to Adjourn

Motion by Darrell Hofland, second by Alderperson Robert LaFave to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 8:50 a.m.