



REDEVELOPMENT AUTHORITY AGENDA

August 07, 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 June 5, 2024, June 19, 2024 and July 24, 2024 meetings.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on the request for an Exclusive Right to Negotiate for proposed development on parcel # 59281322003.

Closed Session: Motion to convene into closed session under the exemption provided in Sec. 19.85(1)(e) Wis. Stats. for the purpose of negotiating the purchasing of public properties or conducting other specified public business, to wit: Discussion regarding a potential development on South Pier where competitive and bargaining reasons require a closed session.

Open Session: Motion to reconvene into open session.

Discussion and possible action of closed session item.

7. Discussion and possible action on payment of lawn maintenance bills.

NEXT MEETING

8. August 21, 2024

Please note this meeting will be a longer meeting.

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, June 19, 2024

MEMBER PRESENT: Steven Harrison, Cleo Messner, Deidre Martinez, and Roberta Filicky-Peneski

MEMBERS EXCUSED: Jim Conway, Alderperson Robert LaFava, and Darrell Hofland

STAFF/OFFICIALS PRESENT: Planning & Development Director Diane McGinnis-Casey, Community Development Planner Janet Duellman and Transit Director Derek Muench

OPENING OF MEETING

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

2. Call to Order

Chair Roberta Flicky-Peneski called the meeting to order.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

No conflict of Interest

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Discussion and possible action on next steps for the boat lift located on North Commerce Avenue.

Planning & Development Director Diane McGinnis-Casey told the committee that no one bid on the boat lift and Frank Ribich who initial inquired doesn't want to pay for it.

Steven Harrison mentioned that he had spoke with some people and none of them were interested.

The committee discussed if they should just let Frank Ribich have it for free. Planning & Development Director Diane McGinnis-Casey stated that they could do that but he would need to provide insurance and he would have to take the whole lift meaning would need to be cut at the surface.

Motion by Deidre Martinez, second by Steven Harrison to offer it to Frank Ribich at no cost as long as he provides insurance and cuts it the surface. Motion carried.

6. Discussion and possible action on the payment of the Lawn Care bill for the Redevelopment Authority properties.

Community Development Planner Janet Duellman provided the June Lawn Care maintenance bill to the committee.

Item 5.

Motion by Steven Harrison, second by Deidre Martinez to approve payment of the June bill. Motion carried.

7. Redevelopment Authority Site Tour

Transit Director Derek Muench joined us.

The committee toured the sites owned by the Redevelopment Authority.

NEXT MEETING

8. To Be Determined.

ADJOURN

9. Motion to Adjourn

Motion by Cleo Messner, second by Deidre Martinez to adjourn. Motion carried.

Being no further business, the meeting adjourned at 4:20 p.m.

CITY OF SHEBOYGAN**REDEVELOPMENT AUTHORITY MINUTES****Wednesday, July 24, 2024**

MEMBERS PRESENT: Cleo Messner, Steven Harrison, Darrell Hofland, Roberta Filicky-Peneski, and Deidre Martinez

MEMBERS EXCUSED: Alderperson Robert LaFava, and Jim Conway

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

OTHERS PRESENT: Courtney and Carter Rhoades

OPENING OF MEETING

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

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 of interest

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Discussion and possible action on subleasing of the building located at 802 Blue Harbor Drive.

Carter and Courtney Rhoades were present.

Mayor Ryan Sorenson started by saying how much the citizens of Sheboygan would love a trampoline park and that Carter and Courtney are working with Blue Harbor to move into the Triple Play building.

Carter and Courtney Rhoades stated they have an extensive background in gymnastics. They would be offering foam pits, tot area, basket ball hoops with trampolines under the hoops, a ninja area and more.

The committee inquire if they would be using the whole building. Courtney stated that they would be using 30,000 sq ft and the remaining 5,000 sq ft Blue Harbor would keep for maintenance equipment. Roberta Filicky-Peneski inquired if Blue Harbor was keeping the area by the overhead doors and if they would be building a wall to keep the two separated? Carter stated yes, they would be building a wall and that Blue Harbor is keeping the overhead door area. The committee inquired

about the cost and when they plan on opening. Courtney and Carter stated that it would be an hourly rate or they would sell memberships as well. Their plan is to open two months after the lease is signed. Planning & Development Director Diane McGinnis-Casey asked if they had a copy of the sublease so that it can be reviewed at the city level. Courtney stated that they don't have it yet. City Attorney Charles Adams stated that at minimum the sublease should be reviewed by Planning & Development Director Diane McGinnis-Casey and himself. Roberta Filicky-Peneski inquired about liability. Carter Rhoades stated that they would have the industry standard. Planning & Development Director Diane McGinnis-Casey mentioned that Courtney and Carter Rhoades brought up subleasing a portion of their space for concession and/or other items, if that were to happen it would be the responsibility of Blue Harbor to bring back the sublease due to Blue Harbor being the lease hold with the Redevelopment Authority. Steve Harrison inquired about the number of employees. Carter and Courtney stated that they would start with 4 employees and have 12 by the end of the 1st year. They would pay \$10 to \$15.00/hour based on experience and they will have a counter person who will be salaried. Deidre Martinez inquired about the number of children to adult. Courtney stated that it would be 1 adult to 15 -20 children.

Roberta Filicky-Peneski stated that the Redevelopment Authority would need to see the liability insurance, sublease between Blue Harbor and Carter/Courtney Rhoades, and the rest of the paperwork listed in the ground lease. The committee discussed if the paperwork needed to come back to the committee or if the City Attorney and Planning & Development Director could review.

Motion by Deidre Martinez, second by Steven Harrison to approve on the condition that the City Attorney and Planning & Development Director receive and review the liability insurance and the sublease. If the staff has any questions/concerns it is to be brought back to the committee for further review and discussion. Motion carried.

NEXT MEETING

August 7, 2024

ADJOURN

6. Motion to Adjourn

Motion by Deidre Martinez, second by Darrell Hofland to adjourn. Motion carried.

Being no further business to meeting was adjourned at 8:05 a.m.

CITY OF SHEBOYGAN**REDEVELOPMENT AUTHORITY MINUTES****Wednesday, June 05, 2024**

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

MEMBERS ABSENT: Alderperson Robert LaFave

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

OTHERS: Ryan Crump, Attorney Sam Spurney and Joel Pipkorn

OPENING OF MEETING

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

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 of interest.

MINUTES

5. Approval of minutes from May 1, 2024 and May 15, 2024.

Motion by Steven Harrison, second by Darrell Hofland to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on the reconsideration of conditions of approval for Special Event Permit #49 for Driftwood Bar & Grill from the March 6, 2024 Redevelopment Meeting.

Community Development Planner Janet Duellman explained that the committee had previously approved the Special Event Permit for the Boat Race weekend with the condition that all events must be open to the public. The owner has been approached by a P-1 team to have a private event on Thursday and we are bringing it back in front of the committee for approval of the private event.

Ryan Crump, Driftwood, explained that they would like to host a VIP party on Thursday and they will have wrist bands for Thursday to monitor who is coming and going.

Motion by Deidre Martinez, second by Darrell Hofland to amend previous approval to allow the use of Redevelopment Authority Land on Thursday for a private event. Motion carried.

7. Discussion and possible action on the proposed Pipkorn Development located on South Pier.

Joel Pipkorn was present along with his Attorney Sam Spurney

The committee asked Joel Pipkorn for a status update of his proposed project. Joel Pipkorn explained that he would like to have Phase I (4 units) ground breaking by July 30, 2024, construction completed by January 1, 2025 and all of phase I sold by April 2025. When the committee inquired about his financials, he stated that the cost of construction is too high and that the condo sold will buy down the cost of the apartments. The committee asked if he had the bond that they had requested at the last meeting. Joel Pipkorn said that is has never been done on leased land but he had a pre-qualified letter. The committee asked for a copy of the pre-qualified letter after the committee reviewed the letter it was noted that it was not a pre-qualified letter but a letter stating that financing may be available to him. The committee explained that if he could receive a pre-qualified loan letter for the whole project from the financial institution that they would consider that instead of the bond. Joel Pipkorn explained that didn't fit into his plan to finance the whole project at this time. The committee explained that their concern is that all three phases will not be completed due to the fact that the project description keeps changing, no bonding, no appraisal, and changes in start dates. Joel Pipkorn stated that the appraisal will be back within 3 weeks and a bond is never going to happen.

Closed Session: Motion to convene into closed session under the exemption provided in Sec. 19.85(1)(e) Wis. Stats. for the purpose of negotiating the purchasing of public properties or conducting other specified public business, to-wit: Discussion regarding a potential development on South Pier where competitive and bargaining reasons require a closed session.

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

Roll Call Vote:

Yea: Filicky-Peneski, Conway, Hofland, Martinez, Harrison, and Messner

Nay: None.

Motion carried.

Open Session: Motion to reconvene into open session.

Motion by Darrell Hofland, Deidre Martinez to reconvene into open session.

Roll Call Vote:

Yea: Filicky-Peneski, Conway, Hofland, Martinez, Harrison, and Messner

Nay: None.

Motion carried.

Discussion and possible action of closed session item.

Roberta Filicky-Peneski stated that the Exclusive Right to Negotiate ends today with last extension approved on May 15, 2024 so that you could provide us with the bond or loan guarantee. As of today, you have provided us with no more information than we previously had. Joel Pipkorn stated that Redlight Finance was going to finance phase I than he was going to do a conventional loan for phase II & III. The committee stated that the letter provided from Red Light is not a loan guarantee letter so it did not satisfy the request from the committee.

The committee asked about what would happen if they did not extend the Exclusive Right to Negotiate and if other development came forward. It was explained to the committee that by not extending the Exclusive Right to Negotiate it would allow anyone to come in with a proposal to develop on this property. The committee decided not to move forward with the extension of the Exclusive Right to Negotiate.

8. Discussion on dates for Redevelopment Authority Site Tour.

Roberta Filicky-Peneski asked Community Development Planner Janet Duellman to send out a doodle poll for dates of the week our next scheduled meeting.

NEXT MEETING

9. To Be Determined

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 8:57 a.m.