



REDEVELOPMENT AUTHORITY AGENDA

June 29, 2022 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. Approval minutes from May 4, 2022 meeting.

CLOSED SESSION

6. Motion to convene in closed session under the exemption contained in Sec. 19.85(1)(e), Wis. Stats. where competitive or bargaining reasons require a closed session for purpose of deliberation related a business development loan request with Old World Creamery, LLC.

OPEN SESSION

7. Motion to convene in open session.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

8. Possible action on business development loan request discussed in closed session.

NEXT MEETING

9. TBA

ADJOURN

10. 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, May 04, 2022

OPENING OF MEETING

MEMBERS PRESENT: Roberta Filicky-Peneski, Deidre Martinez, Jim Conway, Steven Harrison, David Sachse, and Amy Horst

MEMBERS EXCUSED: James Owen

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

1. Roll Call
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

Jim Conway had a conflict of interest with item # 7 on the agenda.

MINUTES

5. Approval of minutes from the April 6, 2022 meeting.

Motion by Steven Harrison, second by David Sachse to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Election of Chairperson and Vice Chairperson.

Motion by Amy Horst, second by Jim Conway to nominate Roberta Filicky-Peneski as Chairperson. Motion carried. No other nominations were made. Motion by Amy Horst, second by Jim Conway to approve Roberta Filicky-Peneski as Chairperson. Motion carried.

Motion by Amy Horst, second by David Sachse to nominate Steven Harrison as Vice-Chairperson. Motion carried. No further nominations were made. Motion by Amy Horst, second by David Sachse to approve Steven Harrison as Vice Chairperson. Motion carried.

7. Discussion and possible action on modification to construct townhomes on South Pier on property ground leased by the Redevelopment Authority.

Chad Pelishek explained that this is the second phase of the South Pier Condominium. The original plan for phase two was to be similar to phase one but due to cost of construction, Dr. Toby Watson is proposing doing six townhouses instead of the 14 -15 condominium units as originally proposed. This past winter the project was redesigned and with the redesign the project will be able to move forward right away. Unfortunately, if the redesign is not approved, Dr. Toby Watson will have to walk away from this project due to construction cost. The proposed townhouse development will step down like the

second phase of the first project. Instead of underground garages, the garages will face the street like the C. Reiss building. The value of the project will also change from \$6.5 million to \$3 million for the new townhouse project.

The committee inquired about the façade of the riverside and if planning was in support of this project. Dr. Toby Watson's architects show renderings of the riverside façade to the committee and Chad Pelishek commented that the Planning & Development Department is in support of this proposed project.

Motion by David Sachse, second by Steven Harrison to approve the proposed new development.
Motion carried. (5-0-1 abstained: Conway)

8. Discussion and possible action on subordination request regarding the Sign Shop Business Development Loan at 1020 Michigan Avenue.

Brandon Boener, Cleveland State Bank, is requesting a subordination of a Redevelopment Authority Business Development loan.

The committee inquired about what the new loan was for, if an appraisal has been completed, and if the RDA loan could be included and paid-off.

Brandon Boener, Cleveland State Bank, stated that the loan was for new equipment and the consolidation of loans with higher interest rates, a drive-by appraisal was completed and that the RDA loan interest rate is much better than what they could offer so they didn't want to pay it off and add it to a higher interest rate.

Motion by David Sachse, second by Jim Conway to approve subordination. Motion carried.

9. Discussion and possible action on use of the RDA owned property by Sheboygan Visual Artists (SVA) to establish a summer art venue on South Pier.

Chad Pelishek explained that this request is the same as last year. The Sheboygan Visual Artists (SVA) will be doing pop-up art shows on South Pier.

Motion by David Sachse, second by Amy Horst to approve with a special event permit and one-time fee of \$50.00. Motion carried.

10. Discussion and possible action on use of RDA owned property on South Pier by Sheboygan Christian School for an end-of the year social gathering.

Chad Pelishek explained that this request is the same as last year. Every year Sheboygan Christian School has an end of the year get together at South Pier Ice Cream Parlor.

Motion by David Sachse, second by Amy Horst to approve with a special event permit and \$50.00 fee.

11. Discussion and possible action on use of RDA owned property on South Pier by Northshore Property Management on July 4, 2022 for 4th of July Celebration.

Northshore Property Management explained that they would like to have an event on July 4, 2022 or on July 23rd if Anglers Avenue decided to have an event on July 4th like in the past. Northshore Property Management stated they would be serving beer and Selzer with an extension of premises.

The committee inquired if they have had any discussions with Paul and Lisa from Anglers Avenue since they usually use this area for July 4th. They stated that they have but Paul wasn't sure yet so that is why they choose a second date. The committee asked the applicant to go back to Anglers Avenue and work out a plan with them and come back once things have been finalized. The committee also mentioned that if Anglers Avenue is going to do an event they need to come in sooner than later to get approval.

12. Discussion and possible action on quarterly update regarding business development loans.

Chad review the loans with the committee. The committee commented about how nice the spreadsheet looks and how easy it was to read and whoever put it together did a great job.

ADJOURN

13. Motion to Adjourn

Motion by Jim Conway, second by Amy Horst to adjourn. Motion carried.

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