



REDEVELOPMENT AUTHORITY AGENDA

February 15, 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, Steven Harrison, Jim Conway, James Owen, Deidre Martinez, and Cleo Messner
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

MINUTES

5. Approval of the February 1, 2023 minutes.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action granting approval for the Executive Director of the Redevelopment Authority to work with the City Attorney's office and the Common Council to vacate the unimproved alley between S.9th Street and S. 10th Street for future development.

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 business development loan with Maya's Place, LLC, where bargaining reasons require a closed session.

OPEN SESSION

8. Motion to reconvene in open session.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Possible action on item discussed in closed session.

NEXT MEETING

10. TBD

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, February 01, 2023**

OPENING OF MEETING

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

MEMBERS EXCUSED: James Owen

STAFF/OFFICIALS PRESENT: City Attorney Charles Adams, Mayor Ryan Sorenson, and Planning & Development Director Chad Pelishek

PUBLIC PRESENT: Skylar and Michael Demcak, and Marie Foss

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

Chair Roberta Filicky-Peneski called meeting to order.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

No conflict of interested noted.

MINUTES

5. Approval of the January 4, 2023 minutes.

Motion by Steven Harrison, second by Jim Conway to approve the minutes.
Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on sign grant request from Sonlight Books.

Sonlight Books moved from their location on N 8th Street to the South Pier District and they are requesting a sign grant for their new sign. They applied for a grant through the Business Improvement District and were awarded \$400.00. The request to the Redevelopment Authority is for \$400.00 to pay the remainder of the cost of the sign.

Motion by Jim Conway, second by Deidre Martinez to approve the request for a sign grant in the amount of \$400.00. 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 development at 820 Indiana Avenue and a

potential business development loan with Maya's Place, LLC, where bargaining reasons require a closed session.

Motion by Deidre Martinez, second by Jim Conway to go into closed session.

Roll Call Vote:

Aye: Filicky-Peneski, Conway, Martinez, Messner, and Harrison

Nay: none

Motion carried

OPEN SESSION

8. Motion to reconvene in open session.

Motion by Jim Conway, second by Deidre Martinez to reconvene into open session.

Roll Call Vote:

Aye: Filicky-Peneski, Conway, Martinez, Messner, and Harrison

Nay: none

Motion carried

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Possible action on items discussed in closed session.

Motion by Deidre Martinez, second by Steve Harrison to HOLD Maya's Place, LLC Business Development Loan. Motion carried.

NEXT MEETING

February 15, 2023 at City Hall in Conference Room 106 at 7:45 a.m.

ADJOURN

11. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 8:57 a.m.

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action granting approval for the Executive Director of the Redevelopment Authority to work with the City Attorney's office and the Common Council to vacate the unimproved alley between S. 9th Street and S. 10th Street for future development

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: 2/9/2023 **MEETING DATE:** 2/15/2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

The Redevelopment Authority owns property north and south the subject alley, see image below. The Common Council needs to approve an ordinance to vacate the alley to connect the two Redevelopment Authority parcels for the new senior affordable housing complex. In order to accommodate this, city staff will work with the Attorney's office draft the ordinance and work with the Common Council to approve the ordinance since the dedicated right-of-way is not improved.



STAFF COMMENTS:

None

ACTION REQUESTED:

Motion to approve the item.

ATTACHMENTS:

I. None