

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

FEBRUARY 26, 2020

1. OPENING OF MEETING MEMBERS PRESENT: David Gass, Steve

Harrison, Roberta Filicky-Peneski, and Alderperson Todd Wolf MEMBERS EXCUSED:  
David Sachse and Amy Horst STAFF/OFFICIALS PRESENT: City Attorney Charles Adams,  
Planning & Development Director Chad Pelishek, and Mayor Michael  
Vandersteen OTHERS: Alan Peters (True Vine Development) and Dr. Joseph Sheehan  
(SCEDC)

1.1 Call to Order

Chair Roberta Filicky-Peneski called the meeting to order at 8: 00 a.m.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

The committee members had no conflict of interest.

2. MINUTES

2.1 Approval of minutes from the February 5, 2020 meeting.

Motion by Alderperson Wolf, second by Steve Harrison to approve. Motion carried.

3. DISCUSSION AND POSSIBLE ACTION

3.1 Discussion and possible action on assignment of collateral documents

related to the ground lease agreement at 631 Riverfront Drive.

Motion by Steven Harrison, second by Alderperson

Wolf to approve the updated collateral assignment and consent of mortgage documents and to instruct the Redevelopment Authority Chairperson and Executive Director

to sign the documents.

Motion carried.

3.2 Discussion and possible action on request from the U.S. Army Corp of Engineers to utilize RDA-owned property.

Motion by Alderperson Wolf, second by Steve

Harrison to approve the revised Right of Entry document

without the temporary walkway with the understanding that the city will monitor the

pedestrian traffic situation and install the walkway if deemed necessary.

Motion carried.

3.3 Discussion and possible action on fulfillment of job creation requirements for Culinary Artists, LLC (Black Pig) business development loan.

Motion by Alderperson Wolf, second by Steve

Harrison to approve the fulfillment of the job creation requirement for Culinary Artists, LLC (Black Pig). Motion carried.

3.4 Discussion and possible action on outstanding business development loans.

701 - 703 LLC

The business development loan with 701 - 703, LLC is delinquent for the October 2019 and a balloon payment on the remainder of the loan on November 1, 2019.

On February 6, 2020, the City Finance Department sent 701 - 703, LLC a letter notifying them that their payments are delinquent.

As of the date of the RDA meeting, the following were outstanding: October 2019 payment of \$1,507.33 and Balloon Payment of \$186,666.59. City staff has heard nothing further from them.

Motion by Dave Gass, second by Steve Harrison to direct the City Attorney to start foreclosure proceedings on the outstanding loan.

Motion carried.

Lajungua, LLC (Former Harvest Cafe)

Motion by Dave Gass, second by Alderperson Wolf to file judgments and collect on the personal guarantees.

Motion carried.

#### 4. CLOSED SESSION

4.1 Motion to convene in Closed Session under exemption provided in Sec. 19.85 (1)(e), Wis. Stats., where competitive and bargaining sessions require a closed session related to a possible sale of the RDA-owned property at 519 N. Commerce Street and parcel of land along Indiana Avenue in the proposed Innovation District.

Motion by Alderperson Wolf, second by Steve Harrison to go into closed session.

Roll Call Vote:

Aye: Gass, Harrison, Wolf, and Filicky-Peneski

Nay: None

Motion carried.

5. ADJOURN

5.1 Motion to Adjourn.

Motion by Dave Gass, second by Alderperson Wolf to adjourn.

Motion carried.

Being no further business, the meeting adjourned at 8: 58 a.m.