

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

MARCH 6, 2019

1. OPENING OF MEETING MEMBERS PRESENT: Matt Quasius, David Gass, Steve Harrison, Roberta Filicky-Peneski, and Alderperson Todd Wolf MEMBERS EXCUSED: Amy Horst and David Sachse STAFF/OFFICIALS: Planning & Development Director Chad Pelishek and City Attorney Charles Adams

1.1 Call to Order

Chair Roberta Filicky-Peneski called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

Matt Quasius has a conflict of interest with items  
4.1 and  
5.  
1.

2. MINUTES

2.1 Approval of minutes from the February 27, 2019 meeting.

Motion by Alderperson Wolf, seconded by Steve Harrison to approve.

Motion carried.

3. DISCUSSION AND POSSIBLE ACTION

3.1 Discussion and possible action on second request from Lakeshore Weekend to

utilize RDA owned land on July 26 & 27, 2019.

No one present from Lakeshore Weekend.

Chair Roberta Filicky-Peneski brought to the committee's attention that this is the second request for Lakeshore Weekend at South Pier.

The first request was discussed and denied at the October 24, 2018, meeting which the committee was given a copy of the minutes.

Chad Pelishek explained that Don Cvetan has been talking to the Mayor about having the event at South Pier and the Mayor told Don to submit the letter, map, and attached neighbor letters. The staff is having a hard time placing some of the letters due to the fact that there is no business listed and/or the signature is illegible. Also, when the information was dropped off on March 1, 2019, Don had stated that the rest of the letters will be dropped off on Monday, and we have yet to receive the remaining letters as of today's meeting.

Chad Pelishek further explained that the letter to the Redevelopment Authority

(RDA)

was written by Anne Schroeder, Chairperson of Lakeshore Weekend, which asked for the use of one RDA parcel and the map submitted by Don Cvetan has three RDA parcels marked for use.

Don Cvetan received multiple phone call(s) and email(s) reminders of today's date and did not respond.

Chad Pelishek reached out to Anne Schroeder after receiving no response from Don Cvetan on Monday, March 4, 2019.

Anne Schroeder was unaware of the RDA meeting and was unsure that she would be able to address the committee member's questions.

Therefore, she asked to be removed from the agenda which was past the allowed time to amend the agenda.

Steve Harrison inquired if the committee should place this item on hold so the committee could get answers at the next meeting or acted on it with no one from the committee present.

Steve Harrison further inquired about the children's area and where it would be.

Roberta Filicky-Peneski and Chad Pelishek stated according to the map that has been eliminated.

Motion by David Gass, seconded by Matt Quasius to HOLD until the next meeting.

Motion approved.

#### 4. CLOSED SESSION

4.1 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 related to a potential business development loan with Craft 30.

Motion by Matt Quasius, seconded by Steve Harrison to go into closed session. Roll Call Vote: Aye: Filicky-Peneski, Harrison, Quasius, Wolf, and Gass  
Nay: none

Motion carried.

4.2 Motion to reconvene in open session.

Motion by Alderperson Wolf, seconded by Steven Harrison to reconvene into open session. Roll Call Vote: Aye: Filicky-Peneski, Harrison, Quasius, Wolf, and Gass  
Nay: none

Motion carried.

#### 5. OPEN SESSION - POSSIBLE DISCUSSION AND ACTION

5.1 Possible action on business development loan with Craft 30.

Motion by David Gass, seconded by Alderperson Wolf to approve the business loan for Craft 30 with the following terms: \$75,000 forgivable loan

in 5 years provided

three new FTE jobs are created with 51 % of the new jobs meeting the LMI criteria, completion of an environmental review, documentation on the current numbers of jobs, personal guarantees, UCC filing, approval of the facade grant

and transfer of the building. Motion carried (4 - 0 - 1 abstained: Quasius)

6. ADJOURN

6.1 Motion to Adjourn.

Motion by Alderperson Wolf, seconded by Steve Harrison to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 8: 33 a.m.