

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

FEBRUARY 27, 2019

1. OPENING OF MEETING MEMBERS PRESENT: David Gass, Alderperson Todd Wolf, Steven Harrison, and Amy Horst MEMBERS EXCUSED: Matt Quasius, David Sachse, and Roberta Filicky-Peneski STAFF/OFFICIALS PRESENT: Mayor Michael Vandersteen and Planning & Development Director Chad Pelishek

1.1 Call to Order

Vice-Chair Steven Harrison called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

No committee member had a conflict of interest with any item on this agenda.

2. MINUTES

2.1 Approval of minutes from the January 30, 2019 meeting.

Motion by Alderperson Wolf, seconded by David Gass to approve.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Discussion and possible action on approving contract for sale of land for private development by and between the Redevelopment Authority of the City of Sheboygan and Van Horn Development, LLC.

Chad Pelishek explained that when this project originally came before the board it was to be apartments but the cost doesn't support apartments so it has since been changed to 30 condo units.

The Kingsbury property will be sold for \$50,000.00 which will be placed in an escrow account to reimburse the developer for fifty percent of the eligible environmental costs incurred by the developer.

The City is planning on transferring the property in March to Van Horn.

Van Horn will be breaking ground this spring with a projected completion date towards the end of 2019.

Chris Merklein explained that they had a focus group which suggested that Sheboygan would support a higher price range than what they initially thought.

The condos will be priced between \$250,000 -\$300,000.

They will be three stories with attached garages.

The committee inquired about the contamination of the property.

Chad Pelishek explained that the DNR regulates contamination. Chris Merklein stated they will be following the DNR recommendations/standards for venting along with 18 "- 24 " of soil.

Also, the committee asked if the eligible environmental costs is laid out in the contract.

Motion by David Gass, seconded by Alderperson Wolf to approve the contract for sale of the land for private development by and between the Redevelopment Authority of the City of Sheboygan and Van Horn Development LLC.

4. ADJOURN

4.1 Motion to Adjourn.

Motion by Amy Horst, seconded by David Gass to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 8: 12 a.m..