

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

OCTOBER 24, 2018

1. OPENING OF MEETINGMEMBERS PRESENT: David Gass, Alderperson Todd Wolf, Steven Harrison, Roberta Filicky-Peneski, and Matt QuasiusMEMBERS EXCUSED: Amy Horst and David SachseSTAFF/OFFICIALS PRESENT: City Attorney Charles Adams, Planning & Development Director Chad Pelishek, and City Administrator Darrell Hofland

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 closed session item (Kingsbury property).

2. MINUTES

2.1 Approval of minutes from the September 26, 2018 meeting.

Motion by Alderperson Wolf, seconded by Matt Quasius to approve.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Discussion and possible action on Lakeshore Weekend event on South Pier for 2019.

Don Cvetan explained that Lakeshore Weekend would like to continue to host their event on South Pier for 2019.

They are proposing to have three tents located along the river and parking at Pentair.

For the parking Don Cvetan would work with the police department to direct festival goers to the designated parking areas. Chad Pelishek stated that South Pier is not designated as a festival grounds. In previous years when South Pier didn't have the current housing and businesses, this was the perfect event to bring people into the area.

South Pier in its current status and pending developments makes it the wrong location for an event like this.

The committee discussed parking which is a major concern, lack of space for the event, South Pier not being designated as a festival grounds, and pending development deals and how that would affect the event.

The committee inquired if the event should be held at a different location that would fit the festival for years to come.

Chad Pelishek mention that they could use Kiwanis or Deland Park for Lakeshore Weekend.

Don Cvetan wasn't in favor of holding it a Kiwanis Park because the event didn't do well there in the past.

The only problem with Deland Park is that the dragon boat races wouldn't be able to happen due to no access to the river.

Chad Pelishek asked if it would work if the City provided a floating dock in the river for the Dragon Boat races at the Gottsacker property.

Don Cvetan stated that it might.

Motion by Matt Quasius, seconded by David Gass to deny the use of Redevelopment Authority property on South Pier for Lakeshore Weekend. Motion carried (3 - 2: Harrison & Wolf).

3.2 Discussion and possible action on accepting the offer to purchase between the Redevelopment Authority and Chung Han to purchase property at 511, 517, and 517 R North Commerce Street.

Chad Pelishek stated that he has negotiated a price of \$100,000.00 for the property to the north of Suscha's Bar which is approximately 4.5 acres on the river.

Motion by Alderperson Wolf, seconded by Steven Harrison to approve the purchase price.

Motion carried.

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 redevelopment of the former Kingsbury property (Parcel No. 107740) and possible business development loan with Sarrik Clean, LLC.

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

Motion carried.

Matt Quasius was excused from the Kingsbury property discussion.

5. OPEN SESSION

5.1 Motion to reconvene into open session.

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

5.2 Possible action on items discussed in closed session.

Motion by David Gass, seconded by Matt Quasius to approve the business development loan for Sarrik Clean, LLC. with the following terms: \$50,000 for 10 years, completion of an environmental review, documentation on the number of current jobs, copy of the offer to purchase, creation of 2 full time jobs with 51 % of the new jobs meeting the LMI criteria and creating the positions within the first 3 years, personal guarantees, second mortgage on real estate, and second on the equipment.

Motion carried.

6. ADJOURN

6.1 Motion to Adjourn.

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

Motion carried.

Being no further business the meeting was adjourned at 8: 41 a.m.