

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

SEPTEMBER 5, 2018

1. OPENING OF MEETING MEMBERS PRESENT: Matt Quasius, David Sachse, Amy Horst, David Gass, and Steven Harrison MEMBERS EXCUSED: Roberta Filicky-Peneski and Alderperson Todd Wolf STAFF/OFFICIALS PRESENT: City Attorney Chuck Adams, Director of Planning & Development Chad Pelishek, and City Administrator Darrell Hofland OTHERS PRESENT: Eric Grasse (Sheboygan Christian), Dr. Joseph Sheehan (SCEDC), and Dane Checolinski (SCEDC)

1.1 Call to Order

Vice-Chair Steven Harrison called the meeting to order at 7: 45 a.m..

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

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

2. MINUTES

2.1 Approval of minutes from the August 15, 2018 meeting.

Motion by David Sachse, seconded by Matt Quasius to approve.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Discussion and possible action on outstanding business development loans.

Chad Pelishek reported that all the loans are in good standing. Martin Corson and Mavericks Barbershop are five year forgivable loans for facade renovation and Goodside Grocery needed to create one job to fulfill the requirements of their loan.

The three loans have have met the requirements and therefore, Chad Pelishek, requested that the RDA make a motion to satisfy the outstanding mortgages.

Motion by David Sachse, seconded by Matt Quasius to issue satisfactions for Martin Corson, Mavericks Barbershop, and Goodside Grocery.

Motion carried.

3.2 Discussion and possible action on request from Sheboygan Christian to use RDA owned property on South Pier for their One Walk for Christian education on September 28, 2018.

Eric Grasse explained that their request is for September 28, 2018 from 4: 15 - 7: 00 p.m..

This will be the second year for the Sheboygan Christian One Walk for Christian education.

The walk begins at the Sheboygan Christian School then proceeds along the lakeshore and ends at South Pier in the grassy area next to the South Pier Ice Cream Parlor, where they have a tent to enjoy a picnic and music.

Chad Pelishek mentioned that next year we may have to find a different place for them to have their picnic and music if a development occurs.

Motion by Amy Horst, second by David Gass to approve request to use RDA owned property with the following: Must submit an event application to the City Clerks along with the \$50.00 fee. Provide a Hold Harmless agreement and a Certificate of Liability Insurance. Motion carried.

3.3 Discussion and possible action on sole right to negotiate request from the Sheboygan County Economic Development Corporation related to the former JJ Koepsell site.

Dr. Joseph Sheehan (SCEDC) opened by introducing himself and Dane Checolinski.

Dane Checolinski explained that the JJ Koepsell site is proposed to be the first Innovation District in the State of Wisconsin.

Currently, there is a vision/concept for the Innovation District that they have been using while talking with colleges and businesses to get their support.

One company has provided a letter of intent for 10,000 square feet. Also on September 19, 2018 they will be hosting the FreshTech Summit to find out what businesses want to see as part of the Innovation District.

Dane Checolinski stated that they are requesting to have sole right-to-negotiate which SCEDC feels will help them in their negotiation to get businesses to buy into the Innovation District.

The RDA discussed the environmental situation and if the county has done anything with this property.

Chad Pelishek stated that the county has done a Phase One and Two on the JJ Koepsell site.

Next they questioned if we are selling the property or if it was going to be ground leased.

Chad Pelishek said that was something that needs to be decided by the RDA.

The RDA asked Chad Pelishek what the city position is on leasing vs selling.

Chad Pelishek stated that it would be up to the RDA how to handle but he feels the city would be open to either and that could add the restrictions to the agreement.

Chad Pelishek further reminded the committee that the reason South Pier was done on ground leases was to get closure on the environmental compliance which may have to do here as well.

The RDA inquired if there was a time frame and Dane Checolinski stated that

the SCEDC preferred the sole right-to-negotiate through

June 30, 2019.

Motion by David Gass, seconded by David Sachse to grant the request for sole right-to-negotiate through June 30, 2019. Motion carried.

Darrell Hofland joined the meeting at 8: 05 a.m.

4. ADJOURN

4.1 Motion to Adjourn

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

Motion carried.

Being no further business the meeting was adjourned at 8: 06 a.m..