

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

AUGUST 23, 2017

1. OPENING OF MEETING MEMBERS PRESENT: Roberta Filicky-Peneski, Matt Quasius, Amy Horst, David Sachse, and David Gass MEMBERS EXCUSED: Alderperson Todd Wolf and Steven Harrison STAFF/OFFICIALS: City Attorney Charles Adams, Manager of Planning and Zoning Steve Sokolowski, Planning & Development Director Chad Pelishek, Finance Director Nancy Buss, and Mayor Michael Vandersteen, City Administrator Darrell Hofland. OTHERS: Lisa and Paul Roberts, Don Cvetan, Dave Hoffmann, Joe Grasc,

1.1 Call to Order

Chairperson 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.

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

2. MINUTES

2.1 Approval of minutes from the August 8, 2017 meeting.

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

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Discussion and possible action on request from Lakeshore Weekend to use RDA

owned land for check presentation event.

Don Cvetan explained that the Lakeshore Weekend has been on South Pier for the last 9 years and they have been holding the check presentation on this green space next to Anglers for the last 5 years.

The check presentation is for the sponsors and board members of Lakeshore Weekend and they would like to use RDA land on September 6, 2017.

Chad Pelishek explained that they have never requested to use RDA land in the past, that they have held the event without formal RDA approval.

Mr. Pelishek stated that the challenge with this property is the liquor license therefore one of the conditions is that no alcohol is served unless the proper liquor license is obtained from the City Clerk's office.

Paul Roberts mentioned that in the past that they were able to serve alcohol on this piece of RDA land and that they are longer able to as of last year.

City Attorney Charles Adams clarified to Mr. Roberts that he was not able to serve alcohol on the RDA land that his license does not allow them to serve off-premises.

That the Roberts was previously allowed to serve on the green strip next to the condo but that has since changed to only their patio.

Mr. Roberts further inquired if someone could bring their own beer?

City Attorney Adams stated that appears to not be the intention of the RDA.

Roberta Flicky-Peneski asked Don Cvetan if the no alcohol condition would work for their event.

The Mayor stated that Don Cvetan and himself had a conversation and only food and soda would be served.

Don Cvetan stated that was correct.

Motion by Matt Quasius, seconded by Amy Horst to approve with the following conditions:

1. Event application is completed in Clerk's Office.
2. Hold Harmless Agreement signed.
3. Certificate of Insurance listing the RDA is provided.
4. A \$50.00 usage fee is paid.
5. Tent must be removed by 5 p.m. on September 7, 2017.

6. No alcohol is to be served at this event unless proper liquor license has been obtained through the City Clerk's Office.

Motion carried.

Darrell Hofland left at 8: 12 a.m.

3.2 Discussion and possible action on business development loan approval with 8 th Street Ale Haus.

Chad Pelishek explained to the RDA that it has almost been a year since the 8 th Street Ale Haus has requested a loan from RDA and he would like to write a letter stating that the RDA will hold the funds for 30 - 45 days or they would need to come back in front of RDA when they are ready to proceed.

David Sachse inquired if they are unable to find a lender.

Chad Pelishek stated that SCEDC is currently working with 8 th Street Ale Haus to find a lender.

David Sachse asked what is the currently balance of the funds?

Chad Pelishek stated approximately \$300,000.

Motion by David Gass, seconded by Matt Quasius to notify loan applicant about closing the loan within 45 days.

Motion carried.

3.3 Discussion on ground leases on South Pier.

Chad Pelishek provided the Authority a handout of showing properties on the South Pier, the Riverfront and Downtown and what they pay for taxes, fees and assessments by location.

City Attorney Charles Adams explained the parking assessments.

David Gass inquired if notice is giving to the owners prior to the assessments.

Nancy Buss explained that a Notice of Public Hearing is sent to the owners and that is there time to speak about the assessments.

Nancy Buss further stated that one of the owners had previously had her figure out the difference between renting the stalls at \$29.00 verses the parking assessment and it was cheaper to pay the parking assessment.

Questions were asked about how the building is assessed and BID assessments.

City Attorney Charles Adams stated that the Assessor's Office follows the state guidelines in how they assess buildings/land.

Chad Pelishek informed the committee that they have no authority over BID assessments, parking assessments, and building/land assessment.

David Sachse asked why we don't just sell the land instead of leasing.

Nancy Buss along with Attorney Adams stated that we need to look at each property and see if it was part of a federal grant and if there were any conditions to the usage of the funds and it being sold.

The committee asked staff to take a look and bring back to the committee if it can be sold and a price.

#### 4. CLOSED SESSION

4.1 Motion to convene in closed session under the exemption provided in Sec 19.85 (1)(e), Wis. Stats., where competitive or bargaining reasons require a closed session for the purpose of a possible business development loan application with Old World Creamery, development opportunity in the South Pier District and a possible ground lease agreement for 522 South Pier Drive.

Motion by Amy Horst, seconded by Matt Quasius to go into closed session. Motion carried. Roll Call Vote: Aye: Filicky-Peneski, Quasius, Horst, Gass, and Sachse  
Nay: none

David Sachse left at 9: 02 a.m.

#### 5. ADJOURN

5.1 Motion to Adjourn

Motion by Matt Quasius, seconded by Amy Horst to adjourn.

Motion carried

Being no further business the meeting was adjourned in closed session at 9: 12 p.m.

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