

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

AUGUST 8, 2017

1. OPENING OF MEETING MEMBERS PRESENT: Alderperson Todd Wolf, Dave Sachse, David Gass, Roberta Filicky-Peneski, Steven Harrison, and Matt Quasius MEMBERS EXCUSED: Amy Horst STAFF/OFFICIALS: City Attorney Charles Adams, City Administrator Darrell Hofland, and Planning & Development Director Chad Pelishek OTHERS: Paul Gottsacker, Dave Hoffman, and Eric Grasse

1.1 Call to Order

Chair Roberta Filicky-Peneski called the meeting to order at 7: 45 a.m.

1.2 Pledge of Allegiance

Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

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

2. MINUTES

2.1 Approval of minutes from the July 26, 2017 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 subordination agreement request from Niagara, LLC

Motion by Steve Harrison, seconded by Alderperson Todd Wolf to approve the subordination request for the building located at 909 N. 8 th Street for the purposes of remodeling tenant spaces and common hall areas.

Motion carried (5 - 0 - 1 abstained: Sachse).

3.2 Discussion and possible action on request from Sheboygan County Christian School to utilize RDA owned land to the west of the South Pier Ice Cream Parlor on September 29, 2017.

Motion by David Sachse, seconded by Matt Quasius to approve the event with the following conditions:

1. Event application must be completed and submitted to the Clerk's Office along with the \$50.00 usage fee.
2. Hold Harmless Agreement is signed
3. Certificate of Insurance listing the RDA is provided.

Motion carried.

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 deliberation related to business development loan for The Financial Group and possible ground lease amendment for the former Spaceport Building (802 Blue Harbor Drive).

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

5. OPEN SESSION

5.1 Motion to reconvene into open session.

Motion by David Sachse, seconded by Alderperson Todd Wolf to reconvene into open session.

Motion carried. Roll Call Vote: Aye: Filicky-Peneski, Quasius, Harrison, Gass, Sachse, and Wolf Nay: none

5.2 Possible action on items discussed in closed session.

Financial Group:

Motion by Steven Harrison, seconded by Alderperson Todd Wolf to approve for the business loan with the Financial Group and with the following terms:

\$75,000 at
2.50 % interest for 10 years, completion of an environmental review,

documentation on the current number of jobs,

copy of the offer to purchase,

creation of 3 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 the real estate. Motion carried.

6. ADJOURN

6.1 Motion to Adjourn

Motion by Alderperson Todd Wolf, seconded by Matt Quasius to adjourn.

Motion carried.

Being no further the business the meeting was adjourned at 8: 36 a.m.

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