

City of Sheboygan
2017-05-17

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CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

MAY 17, 2017

1. OPENING OF MEETINGMEMBERS PRESENT: Steven Harrison, Alderperson Todd Wolf, Roberta Filicky-Peneski, and David GassMEMBERS EXCUSED:

Amy Horst, David Sachse, and Matt QuasiusSTAFF/OFFICIALS: City Administrator Darrell Hofland, City Attorney Charles Adams, Planning & Development Director Chad Pelishek, OTHERS:

Sheboygan

Squared

Manager Dave Hoffmann, and Steven Hemsing

Chair Roberta Filicky-Peneski called the meeting to order.

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Identify potential conflict of interest.

David Gass has a conflict of interest with item

3.1

2.2 Approval of minutes from the May 3, 2017 meeting.

Motion by Alderperson Todd Wolf, seconded by Steven Harrison to approve.

Motion carried.

2.3 Discussion and possible action on offer to purchase 916, 918, 920, and 932 Indiana Avenue from New Summits, LLC for redevelopment purposes.

Chad Pelishek explained that New Summit, LLC was going to sell the properties to the Redevelopment Authority for the original purchase price.

The cost of the four buildings and additional utility fees

is \$250,000 and will be paid from the Redevelopment Authority Fund.

The committee inquired about the taxes, and any other cost.

Staff indicated this was all included in the \$250,000 offer.

Chad Pelishek and Darrell Hofland explained that the 2016 taxes were included in the price of the properties and that the 2017 property taxes will not be prorated that the City will be responsible for them.

Chad Pelishek further explained that the only four properties to remain on the North side of the 900 block of Indiana Avenue is the Shipwreck Bar, End Zone Bar and the two residential buildings to the west of them. Demolition bids are currently in the process and the plan is to have the structures down by

12 / 31 / 17 allowing the land value as of 1 / 1 / 18.

Motion by Alderperson Todd Wolf, seconded by Steven Harrison to approve the purchase of 916, 918, 920, and 932 Indiana Avenue for \$250,000.

Motion carried.

2.4 Discussion and possible action on offer to purchase 926 Indiana Avenue from New Summits, LLC for redevelopment purposes.

Chad Pelishek explained that the reason this property is separate from the others is because the Redevelopment Authority will be purchasing directly from the existing owner instead of it going through New Summitt, LLC.

The committee questioned the price of the property and the contingencies.

After a lengthy discussion, the Redevelopment Authority concluded that the

price of the property is \$145,000.00

and an additional

\$3,500.00 if the property is vacant by the time of closing.

Motion by Steven Harrison, seconded by Todd Wolf to approve the purchase price up to \$148,000.00 for 926 Indiana Avenue.

2.5 Discussion and possible action on request from Sparky's Hot Dog Stands to sell Hot Dogs on South Pier.

Roberta Filicky-Peneski asked Steven Hemsing if he had a set schedule and a location picked out.

Steven Hemsing stated that the schedule hadn't been set yet but he was going to go back to the same place as last year. Steven Harrison asked Steven Hemsing if he is looking at doing this everyday.

Steven Hemsing stated that he was thinking more like twice a week from Memorial Day to Labor Day.

The committee inquired about food truck ordinances and if a

cart follows those ordinances.

Chad Pelishek explained that they have to be at least 100 ' from an existing restaurant.

City Attorney Charles Adams stated that it is classified as a food truck and the reason it is in front of the Redevelopment Authority is because it is on Redevelopment Authority owned land.

Steven Heming suggested that the Redevelopment Authority come up with guidelines like other communities have and provided the committee with some guidelines he put together. City Attorney Charles Adams stated that some communities do define food trucks differently than food carts and further stated that should go to the Law and Licensing Committee.

Steven Harrison stated that he feels that guidelines need to be created so all vendors are treated the same.

City Attorney Charles Adams will work with Law and Licenses to see how they would like to proceed with food trucks and food carts.

He further stated that because this is Redevelopment Authority property that is why Steven Hensing is coming before the committee and the committee has the right to deny any request to use Redevelopment Authority property.

Steve Harrison inquired about the fee for the use of Redevelopment Authority land.

The current fee is \$50.00 per event but

could it be

reviewed due to the fact that this event is going to happen the whole summer.

City Attorney Charles Adams stated that the committee should look at creating a policy this winter so they can take this year events into account during the writing of the guidelines.

Steven Harrison expressed is concerned of fairness to the restaurant owners who are paying taxes and the \$50.00 fee for a whole summer doesn't seem very fair. David Gass asked what the fee is in Fort Meyer, FL where Sparky's is.

Steven Hensing answered that it is \$250.00 but hot dogs also go for twice as much.

Motion by Alderperson Todd Wolf, seconded by Steven Harrison to approve with the following conditions: Provide a Hold Harmless Agreement and a Certificate of Insurance listing the Redevelopment Authority as additional insured. Pay \$50.00 one-time

event fee for the use of Redevelopment Authority land. Obtain a food truck license from the CITY Clerks Office. Motion passed.

Motion by Steven Harrison, seconded by Alderperson Todd Wolf to create new guidelines for the use of Redevelopment Authority land by vendors to be revisited in the fall.

Motion passed.

3. CLOSED SESSION

3.1 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 application with Float Doctor (subsidiary of Live your Best Life).

Due to conflict of interest, the

committee no longer had a quorum therefore this

item will be held until next meeting.

5. ADJOURN

5.1 Motion to Adjourn

Motion by Alderperson Todd Wolf, seconded by Steven Harrison to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 8: 31 a.m.

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