

City of Sheboygan  
2016-04-27

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REDEVELOPMENT AUTHORITY - 7: 30 AM (Wednesday, April 27, 2016)Generated by  
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1. OPENING OF MEETINGPresent: Roberta Filicky-Penski, David Gass, Ald. Todd  
Wolf, and Matt QuasiusExcused: Amy Horst, David Sachse, and Steven  
HarrisonStaff:

Darrell Hofland, Chad Pelishek, Mayor Vandersteen, Atty Charles Adams, and  
Janet M Duellman

## 1.1 Pledge of Allegiance

## 2. ITEMS FOR ACTION

2.1 Election of Chairperson Matt Quasius nominated Roberta Filicky-Penski, David Gass seconded.

No other nominations were made. David Gass moved to approve Roberta Filicky-Penski as Chairperson, Matt Quasius seconded.

Motion passed unanimously.

2.2 Election of Vice-Chairperson Matt Quasius nominated David Gass, Todd Wolf seconded.

No other nominations were made. Matt Quasius moved to approve David Gass as Vice-Chairperson, Todd Wolf seconded.

Motion passed unanimously.

2.3 Approval of minutes from the April 13, 2016 meeting. Matt Quasius moved to approve the minutes, David Gass seconded.

Motion passed unanimously.

Atty. Charles Adams asked the committee to reveal any conflict-of-interest at the beginning of each meeting.

Matt Quasius stated that he has conflict with items

2.4 and

3.1 so he will be abstaining from both items.

2.4 Discussion and possible action on Historic Preservation Program application for Quasius Enterprises, LLC. Matt Quasius explained that Quasius Enterprises LLC has an agreement to purchase the Paradigm building located at N. 8 th St and St Clair Ave.

They would like to move their construction company offices into the 2 nd floor and keep the commercial space on the 1 st floor.

Quasius Construction would like to return the building as close to its

original character as possible.

Matt stated that the stone window sills along with other features had been sawed off to be flush with the building.

Alone the replacement stone will cost \$35,000.

The total cost of the project is \$300,000 and he is asking for \$75,000.

He further stated that he is looking forward to being in the downtown area with a completion date of Sept/Oct 2016.

The committee discussed how much funding was available in the Historic Preservation Program, how the funds are replenished in the program, and if any other projects are in the works.

Chad explained that he is unaware of any projects that are in the works.

The Historic Preservation Program can be replenished with entitlement dollars in the 2017 - 2018 CDBG funds.

In 2014, the committee designated \$145,000 into the Historic Preservation Program with \$10,000 for signs, \$105,000 for construction, and \$30,000 for façade studies.

David Gass moved, Todd Wolf seconded to approve the Historic Preservation Program Loan request in the amount of \$75,000 with the following conditions:

The committee waived second estimate requirement. Federal wages will need to be paid and monitored. Environmental Review will need to be completed by the Department of Planning & Development. Architectural Review Board approval is also needed.

Motion passed (3 - 0 - 1 abstained Quasius)

2.5 Discussion and possible action on utilizing RDA owned land for the 4 th of July activities. Chad Pelishek explained that there were two requests submitted for the use of RDA land over the 4 th of July.

The first request is from Sheboygan Squared who would like to use it for a carnival and the second one is from the City who would like to host hot air

balloons on Saturday, July 2 nd.

Dave Gass moved to approve Sheboygan Squared and City requests, Ald. Todd Wolf seconded.

Motion passed unanimously.

### 3. CLOSED SESSION

3.1 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 for purpose of deliberation related to a Business Development Loan request for Paper Box. David Gass moved to go into closed session, Ald. Todd Wolf seconded.

Motion passed unanimously on a roll call vote.

David Gass moved to go into open session, Ald. Todd Wolf seconded.

Motion passed unanimously on a roll call vote.

Ald. Todd Wolf moved, David Gass seconded to approve a business development loan in the amount of \$100,000 at 2.56 % for 10 years with the following conditions: A total of 4 jobs need to be created within 3 years. A copy of the signed offer to purchase must be provided. An employee list and wages must be provided. Personal guarantees must be provided. The RDA agrees the business development loan will be the 2 nd mortgage on the property. An Environmental Review will need to be performed by the Department of Planning & Development.

Motion passed (3 - 0 - 1 abstained: Quasius)

David Gass moved to go back into closed session, Ald. Todd Wolf seconded.

Motion passed unanimously.

3.2 Potential Ground Lease request in the South Pier District.

### 4. RECONVENE IN OPEN SESSION

4.1 Motion to reconvene in open session. Ald. Todd Wolf moved to go back into open session, Matt Quasius seconded.

Motion passed unanimously on a roll call vote.

### 5. ADJOURN

5.1 Motion to AdjournAld. Todd Wolf moved to adjourn, Matt Quasius seconded.

Motion passed unanimously. Being no further business the meeting was adjourned at 8: 25 am.