

REDEVELOPMENT AUTHORITY MINUTES- 7: 30 AM (Wednesday, April 13, 2016)Generated by Janet Duellman on Friday, April 15, 2016

1. OPENING OF MEETINGPresent: Amy Horst, Steven Harrison, Matt Quasius, Roberta Filicky-Penski, David Sachse, and David GassAbsent: Ald. Don HammondStaff: Atty Charles Adams, Mayor Vandersteen, Chad Pelishek and Janet

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1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of minutes for the April 6, 2016 Regular Meeting and April 6, 2016 Joint Meeting.David Sachse moved to approve the minutes, Matt Quasius seconded.

Motion passed unanimously.

2.2 DIRECT REFERRAL: Resolution by Alderperson Hammond approving the terms and conditions of the Development Agreement between the City of Sheboygan, Redevelopment Authority and South Pier Sheboygan, LLC.The committee discussed the purchase price, the \$1.00 per year for years 1 - 10, and the what happens after year 10 if they decide not to exercise their right to purchase for \$250,000.

They also discussed the timeline the developer had.

Chad Pelishek explained that if the developer doesn't exercise their right to purchase, the rent will be adjusted to the current rent prices.

He further stated that the developer was on a very aggressive timeline for this development.

They are slated to have phase 2 started by August 2017.

Mayor Vandersteen inquired about parking assessment and how the development would affect the ability to use the current parking lot.

Chad informed the Mayor that the parking assessments only apply to the parking stalls on the roads and the parking lots will still be available.

The committee asked about a subsidized housing clause to insure that the apartments didn't become subsidized housing. Atty Adams informed them that he is working on a statement but the City can not outright say that they can not be used as subsidized housing due to discrimination laws.

Questions were raised as to how the loan was to be paid out and what happens if they default on the ground lease or don't do the whole proposed project?

Chad explained that everything is prorated and is paid out has the project proceeds.

David Sachse moved to approve, Steve Harrison seconded.

Motion passed unanimously.

2.3 DIRECT REFERRAL: Resolution by Alderperson Hammond approving the terms and conditions of the Ground Lease Agreement between the Redevelopment Authority and South Pier Sheboygan, LLC. Matt Quasius moved to approve, David Gass seconded.

Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Matt Quasius moved to adjourn, Steve Harrison seconded.

Motion passed unanimously. Being no further business the meeting was adjourned at 8: 13 am.