

REDEVELOPMENT AUTHORITY - 7: 30 AM (Tuesday, April 7, 2015) Generated by Janet Duellman on Tuesday, April 7, 2015

1. OPENING OF MEETING

Present: David Gass, Ed Surek, Ald. Donald Hammond, Roberta Filicky-Peneski and Amy Horst Excused: Dave Sachse and Steven Harrison Staff: Atty. Steve McLean, Mayor Michael Vandersteen, Jim Amodeo, Nancy Buss, Chad Pelishek and Janet M Duellman Others: Eric Jensen, Atty. Peter Mayer, Sara Spicer and Kayla Pittner

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of minutes for the February 4, 2015, February 18, 2015, and March 18, 2015 meetings. Ald. Don Hammond moved to approve, Dave Gass 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 the TIF Loan between Redevelopment Authority and GSRS, LLC and modification of an existing ground lease w/ Sparrows Point LLC. Ald. Don Hammond moved to go into closed session, Ed Surek seconded.

Motion passed unanimously on a roll call vote.

4. RECONVENE IN OPEN SESSION

4.1 Motion to reconvene in open session. Dave Gass moved to go into open session, Ald. Don Hammond seconded.

Motion passed unanimously on a roll call vote.

4.2 Discussion and possible action on items discussed in closed session. TIF Loan for GSRS, LLC

No action taken in open session

Ground Lease modification Sparrows Point LLC

Ald. Don Hammond moved, Amy Horst seconded to approve with the conditions that the new tenants must meet the City of Sheboygan sign ordinance and that this approval is only for the two tenants mentioned.

Any other office use will need to come back in front of the board for approval.

Motion passed 4 - 0 - 1 abstained: Dave Gass.

5. CLOSED SESSION

5.1 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 for Dollhouse Dance Factory. Amy Horst moved to go into closed session, Ald. Don Hammond seconded.

Motion passed unanimously on a roll call vote.

6. RECONVENE IN OPEN SESSION

6.1 Motion to reconvene in open session. Amy Horst moved to go into open session, Ald. Don Hammond seconded.

Motion passed unanimously on a roll call vote.

6.2 Discussion and possible action on items discussed in closed session.
Dollhouse Dance Factory Business Loan

Ald. Don Hammond moved, Amy Horst seconded to approve contingent upon the following: Loan terms are 2.46 % for 10 years. Create 3 Full Time jobs with 51 % Low-to-moderate income. An environmental review needs to be completed. Documentation quantifying the fixtures and equipment. Personal guarantee. UCC filing for collateral on fixtures and equipment. Motion passed unanimously.

7. ADJOURN

7.1 Motion to Adjourn Ald. Don Hammond moved to adjourn, Amy Horst seconded.

Motion passed unanimously.

Being no further business the meeting was adjourned at 8: 35 am.