

REDEVELOPMENT AUTHORITY - 7: 30 AM (Wednesday, October 15, 2014) Generated by Janet Duellman on Wednesday, October 15, 2014

1. OPENING OF MEETING Present: Roberta Filicky-Peneski, Ald. Don Hammond, Steven Harrison, David Gass, David Sachse, Ed Surek, and Amy Horst Staff: Atty. Steve McLean, Chad Pelishek and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of minutes for the August 27, 2014 meeting. David Sachse moved to approve, Steve Harrison seconded. Motion passed unanimously.

2.2 Discussion and possible action on Historic Preservation Program request for construction funding from Ballhorn Chapels located at 1201 N. 8 th Street. Mark Zimmer from Ballhorn Chapels and Jennifer Lehrke from Legacy Architecture were present.

Ms. Lehrke presented the renovation plan.

The renovation plan includes removal of the canopy on St. Clair Ave along with relocating the HVAC and open up the windows that have been previously blocked up.

Mr. Zimmer explained why he was requesting the \$50,000.00 towards the construction of the facade and the cost of the total interior and exterior renovation costs.

The committee discussed how the Block Grant funding worked, how it was to be broken up, who decides how it is distributed, upcoming projects that staff is aware of, and BID Master Plan.

David Sachse moved to approve funding \$50,000, Steve Harrison seconded with contingencies that we need two estimates that include federal wage rates and an environmental review completed before project can begin. Motion passed (6 - 0 - 1 abstained: Gass)

2.4 Discussion and possible action regarding request from Blue Harbor to use Redevelopment Authority owned land October 18, 2014 for Big Blue Craft Beer Festival. Dave Sanderson was present.

Chad Pelishek explained that they would like to put up a tent just south of

the circle at the end of South Pier for the Big Blue Craft Beer Festival on October 18, 2014.

David Gass moved to approve with Hold Harmless Agreement and Certificate of Insurance, Ald. Don Hammond seconded. Motion passed unanimously.

2.3 Discussion regarding the South Pier District. Connie and Bob Moeller were present to express their concerns about the parking situation on South Pier.

Their concerns were the lack of parking at the end of South Pier Dr. and when events were being held at Blue Harbor there is no available parking in front of their building.

Due to these issues they are holding back on opening a wine tasting room which would be located in the old Restoration Gardens Building.

They further stated that because of the big gaps between building it is hard to get people to the far end, that they have a tendency to stop at Lino's or the Ice Cream Shop.

Mr. Moeller then stated that the amount of parking that is available on South Pier is good, the problem is where the parking is located and the distance that people would have to walk from the parking lot by Anglers to his place.

When RDA member David Sachse asked them what they suggested the Redevelopment Authority/ City do to help the situation on South Pier neither Connie nor Bob could offer suggestions.

Mr. Sachse also inquired if they have ever been ticketed for parking in Blue Harbor or spoke with Dave Sanderson about parking in the lot and they stated they had not.

The committee members discussed removing the boulevard, enlarging the circle by adding more parking to the south, adding a parking stall next to the Moeller's building, total traffic count for South Pier, and how to get pedestrian traffic to flow more easily.

Mr. Moeller did mention during the committee's discuss that may be Blue Harbor's guests could park away from Latitude's/ Convention Center area or that Blue Harbor could use the lot by Angler's as their valet parking lot.

David Sachse and Atty. Steve McLean left during this item due to other commitments.

Committee recommendations are to have City Engineer Ryan Sazama look at

removing tree lawn on the south of South Pier Dr and adding angle/ parallel parking across from Moeller's building.

Also Ald. Hammond was going to speak with Dave Sanderson about the parking.

This information should be available for the next RDA meeting.

### 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 deliberating regarding Bridal Essence Business's Development Loan. Ald. Hammond moved to go into closed session, David Gass seconded. Motion passed unanimously.

### 4. RECONVENE IN OPEN SESSION

4.1 Motion to reconvene in open session. Ald. Hammond moved to go into closed session, Steve Harrison seconded. Motion passed unanimously.

4.2 Possible action of items discussed in closed session. Steve Harrison moved to commence legal action against the business development loan with Bridal Essence, Ed Surek seconded. Motion passed unanimously.

### 5. ADJOURN

5.1 Motion to Adjourn Ald. Hammond moved to adjourn, David Gass seconded. Motion passed unanimously. Being no further business, the meeting adjourned at 8: 43 am.