

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

DECEMBER 15, 2021

1. OPENING OF MEETINGMEMBERS PRESENT:

Roberta Filicky-Peneski, Steven Harrison, Jim Conway, James Owen and Amy HorstMEMBERS EXCUSED:

David Sachse and Alderperson Trey MitchellPUBLIC PRESENT:

Kia Yang and Yeng Yang

1.1 ROLL CALL -Roberta Filicky-Peneski, David Sachse, Steven Harrison, James Conway , James Owen, Alderperson Trey Mitchell, and Amy Horst.

1.2 Call to Order.

Chair Roberta Filicky-Peneski called the meeting to order.

1.3 Pledge of Allegiance.

The Pledge of Allegiance was recited.

1.4 Identify potential conflict of interest.

There was no conflict of interest.

2. MINUTES

2.1 Approval of minutes from the December 1, 2021 meeting.

Motion by Steven Harrison, second by Jim Conway to approve.

Motion carried.

3. DISCUSSION AND POSSIBLE ACTION

3.1 Discussion and possible action on loan payoff request from Heartland Properties re: Jung, Leverenz and Balzer properties.

Motion by Amy Horst, second by Jim Conway to accept the pay-off amount of \$463,816.00 to satisfy outstanding loan.

Motion carried.

4. CLOSED SESSION

4.1 Motion to convene in Closed Session under exemption provided in Sec. 19.85 (1)(e), Wis. Stats., where competitive and bargaining sessions require a closed session related to a business development loan for land acquisition at 2022 S. 17 th Street.

Motion by Steven Harrison, second by Jim Conway to go into closed session.

Roll Call Vote:

Aye: Filicky-Peneski, Horst, Harrison, Owen, and Conway Nay: None

Motion carried.

5. OPEN SESSION

5.1 Motion to reconvene in Open Session.

Motion by Amy Horst, second by James Owen to go into closed session.

Roll Call Vote:

Aye: Filicky-Peneski, Horst, Harrison, Owen, and Conway Nay: None

Motion carried.

5.2 Discussion and possible action on item discussed in closed session.

Motion by Amy Horst, second by Jim Conway to approve the Business Development Loan for Union Asian Market in the amount of \$75,000 at 2.554 % for 10 years. The purpose for this loan is for Working Capital/Soft Costs.

The RDA will file a 2 nd mortgage on the real estate at 2022 S 17 th Street along with the owners' personal guarantees.

Three new Full Time Equivalent jobs will need to be created within 3 years with 51 % of them meeting the LMI threshold. Motion carried.

6. ADJOURN

6.1 Motion to Adjourn.

Motion by Jim Conway, second by Steven Harrison to adjourn. Motion carried.

Being no further business the meeting was adjourned at 8: 21 a.m.