

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

December 1, 2021

1. OPENING OF MEETING MEMBERS PRESENT: Alderperson Trey Mitchell, Roberta Filicky-Peneski, Steven Harrison, James Owen (remote), and James Conway MEMBERS EXCUSED: David Sachse, Amy Horst STAFF/OFFICIALS PRESENT: Mayor Ryan Sorenson, City Attorney Charles Adams, Planning & Development Director Chad Pelishek OTHERS PRESENT: Sig Strautmanis, Josh Hafron, and Attorney Joshua McKinley

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.

James Conway has a conflict with item

3.
3.

2. MINUTES

2.1 Approval of minutes from the October 26, 2021 meeting.

Motion by Steven Harrison, second by James Conway to approve the minutes.
Motion carried.

3. DISCUSSION AND POSSIBLE ACTION

3.1 Discussion and possible action on Offer to Purchase the former Koepsell property and adjacent properties by General Capital Acquisitions, LLC.

Motion by Steven Harrison, second by James Conway to authorize the Executive Director and RDA Chairperson to execute the agreement

between

the Redevelopment Authority of the City of Sheboygan

and General Capital Acquisitions, LLC for various properties encompassing the former Koepsell property. Motion carried.

3.2 Discussion and possible action on awarding the request for proposals related to activation of the city's green space at the former Koepsell Property.

Motion by Alderperson Mitchell, second by James Conway to award the Request for Proposals for the activation of the green space and promenade adjacent to the former Koepsell property to General Capital Acquisitions, LLC.

Motion carried.

3.3 Discussion and possible action on amendment to the ground lease agreement requiring SP Riverfront Condominium Association, UA to begin Phase 2 within 18 months of issuance of an occupancy permit for Phase 1.

Motion by Alderperson Mitchell, second by Steven Harrison to approve the first amendment of ground lease. Motion carried. (4 - 0 - 1 abstained: Conway)

3.4 Discussion regarding next steps with RDA owned property at 511, 517, and 517 R North Commerce Street.

Discussion only.

No motion made. The Authority recommended that staff prepare a request for proposals for the properties to see what type of development interest there may be.

3.5 Submitting a Notice of Claim from Sheboygan Acquisitions LLC and Sheboygan Resort Operator LLC d/b/a Blue Harbor Resort in connection with all matters relating to the Blue Harbor Resort Condominium Association, Inc.

Motion by Steven Harrison, second by James Conway to HOLD document. Motion carried.

4. ADJOURN

4.1 Motion to Adjourn.

Motion by James Conway, second by Steven Harrison to adjourn.

Motion carried.

Being no further business, the meeting was adjourned at 8: 37 a.m.