

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

SEPTEMBER 15, 2021

1. OPENING OF MEETING MEMBERS PRESENT: Steve Harrison, Alderperson Trey Mitchell, Amy Horst, Roberta Filicky-Peneski, and Jim Conway MEMBERS EXCUSED: James Owens MEMBERS ABSENT: David Sachse STAFF/OFFICIALS PRESENT: City Attorney Charles Adams and Planning & Development Director Chad Pelishek OTHERS PRESENT: Tad Templeton and Cory Presnick

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.

Pledge of Allegiance was recited.

1.4 Identify potential conflict of interest.

No conflict of interest was noted.

2. MINUTES

2.1 Approval of minutes from the August 4, 2021 meeting.

Motion by Steve Harrison, second by Alderperson Mitchell to approve.

Motion carried.

3. CLOSED SESSION

3.1 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 possible business development loan with NS Retail Holdings, LLC related to 518 S. Taylor Drive.

Motion by Jim Conway, second by Amy Horst to go into closed session. AYE: Harrison, Conway, Mitchell, Horst, and Filicky-Peneski NAY: None

Motion carried.

4. OPEN SESSION

4.1 Motion to convene in open session.

Motion by Steve Harrison, second by Jim Conway to reconvene into open session. AYE: Harrison, Conway, Mitchell, Horst, and Filicky-Peneski NAY: None

Motion carried.

4.2 Possible action on item discussed in closed session.

Motion by Alderperson Mitchell, second by Jim Conway to approve a forgivable business development

loan in the amount of \$375,000.00 with

the creation of 15 full-time equivalent jobs with 51 % of the jobs meeting the low to moderate income limits. The 15 full-time equivalent jobs

must be created and documented by the retail tenants within two years of the effective date of May 15, 2022.

loan is conditioned upon the owner providing City staff a copy of the

developer's agreement between NS Retail Holdings, LLC and Corta Sheboygan, LLC. prior to receiving funds. Motion carried.

5. ADJOURN

5.1 Motion to Adjourn.

Motion by Amy Horst, second by Alderperson Mitchell to adjourn.

Being no further business the meeting adjourned at 8: 27 a.m.