

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

JULY 7, 2021

1. OPENING OF MEETINGMEMBERS PRESENT: Amy Horst, Roberta Filicky-Peneski, David Sachse, Steven Harrison, and Trey Mitchell (remote)MEMBERS EXCUSED: James Owen, and Jim ConwaySTAFF MEMBERS PRESENT: Planning & Development Director Chad PelishekOTHERS PRESENT: Paul Weaver, Sig Strautmanis -General Capital Group, and Joe Grasch -Portscape Apartments (remote)

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

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.

No conflict of interest.

2. MINUTES

2.1 Approval of minutes from the June 16, 2021 meeting.

Motion by Steven Harrison, second by David Sachse to approve. Motion carried.

3. DISCUSSION AND POSSIBLE ACTION

3.1 Discussion and possible action on quarterly update of business loans.

Chad Pelishek reviewed the list of business loans with the committee.

ePower: After City Finance Department tried to contact with no success, they sent in a partial payment. WeGameOn: City Attorney had sent letter in the past and they brought their account

current. No payments have been received since, and they have been unresponsive to City Finance Department.

Old World Creamery: One month behind but always pay. Probably due to when our invoices are sent and when they cut checks. 3 Sheeps: Paid through 12 / 1 / 2021. Sign Shop: Has been brought current. Sign Shop requested that late fees be written-off to staff.

No request was made to the Redevelopment Authority

3.2 Discussion and possible action on development opportunity related to Portscape Apartments Phase 3 in the South Pier District.

Joe Grasch from Portscape Apartments attended remotely.

Chad Pelishek explained that Joe Grasch was coming to the Redevelopment Authority (RDA)

for phase 3 of Portscape Apartments.

Joe Grasch presented a new layout that addressed previous concerns of the committee.

The plan provides another 28 or 32 units depending on the design.

He mentioned that he is currently working with the city regarding parking. The city would lose 84 parking stalls which the recent parking study showed that the city could comfortably lose 150 stalls. The RDA questioned if the buildings were going to be one or two stories as well inquired if the neighbors have been contacted.

Joe Grasch informed RDA that he had sent letters to all the owners from the list provided by the city, and he has heard nothing from them. Chad Pelishek also added that he has not heard from any of the neighbors as well.

The RDA asked if he just sent the letters or if he walked around and talked with the other owners of the surrounding buildings.

Joe Grasch stated that he just sent letters.

The RDA inquired about the colors of the buildings in phase 3. Joe explained that the colors would be the same or very similar to phase 1 and 2.

That is a discussion that needs to happen once the design is approved.

Joe Grasch stated that he would like to purchase the land for \$3,000.00 per unit which is the same dollar amount that he purchased phase 1 and 2 for. He further stated that it is very important to own the land for this development to work.

The RDA inquired as to when they would like to build.

Joe replied that they would like to start construction this fall with occupancy in 2023.

Motion by David Sachse, second by Trey Mitchell to have city staff start negotiation of a purchase and sale of the property owned by the Redevelopment Authority in which phase 3 of Portscape Apartments will be built. 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 development opportunity on the former Koepsell property bordered by the Sheboygan River, S. 10 th Street and Indiana Avenue.

Motion by Steve Harrison, second by Amy Horst to go into closed session.

Roll Call Vote: Aye: Filicky-Peneski, Horst, Sachse, Harrison, and Mitchell
Nay: None

Motion carried.

No action taken in closed session.

5. OPEN SESSION

5.1 Motion to reconvene into open session.

Motion by David Sachse, second by Steve Harrison to reconvene into open session.

Roll Call Vote: Aye: Filicky-Peneski, Horst, Sachse, Harrison, and Mitchell
Nay: None

Motion carried.

5.2 Possible action on item discussed in closed session.

Motion by David Sachse, second by Amy Horst to grant an

6 -month

exclusive right to negotiate on RDA owned land and any other land that the RDA may attain.

Motion carried.

6. ADJOURN

6.1 Motion to Adjourn.

Motion by David Sachse, second by Amy Horst to adjourn. Motion carried.

Being no further business the meeting adjourned at 8: 35 a.m.