

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

APRIL 7, 2021

1. OPENING OF MEETING MEMBERS PRESENT: Alderperson Trey Mitchell, Steven Harrison, James Owen, David Gass, and Roberta Filicky-Peneski MEMBERS EXCUSED: David Sachse and Amy Horst STAFF/OTHERS PRESENT: Planning & Development Director Chad Pelishek and City Attorney Charles Adams

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

1.2 Call to Order.

Chair Roberta Filicky-Peneski called the meeting to order.

1.3 Pledge of Allegiance.

The Pledge of Allegiance has recited.

1.4 Identify potential conflict of interest.

David Gass has a conflict with item #

3.

1.

2. MINUTES

2.1 Approval of minutes from the March 17, 2021 meeting.

Motion by Steven Harrison, second by David Gass to approve.

Motion carried.

### 3. DISCUSSION AND POSSIBLE ACTION

#### 3.1 Discussion and possible action on approval of Assignment and Assumption of Interest in Ground Lease for 528 and 534 South Pier Drive.

Chad Pelishek explained that 528 South Pier Drive (Red Shanty) and 534 South Pier Drive (3 shop Green Shanty) were purchased by Kyle Mack (Mackximus, LLC).

Kyle Mack is working with Oostburg Bank on financing and in order for the financing to be approved the

Ground Lease must be in his name. The ground lease is currently in Sparrows Point's name.

City Attorney Charles Adams stated that he has already approved the agreement and that the City Attorney's Office is good with the Assignment of Ground Leases for the two properties.

Motion by Steven Harrison, second by Trey Mitchell to approve the transfer of the Assignment of Ground Lease to Mackximus (Kyle Mack) from Sparrows Point, LLC.

Motion carried. (4 - 0 - 1 abstained: Gass)

#### 3.2 Update on the status of the former Koepsell Property redevelopment project.

Chad Pelishek provided an update that the Economic Development Administration

granted the Sheboygan County Economic Development Corp (SCEDC) a 50 / 50 grant instead of the 80 / 20 grant as originally thought. So the SCEDC has decided not to move forward with accepting the grant and thus eliminating the development.

Roberta Filicky-Peneski asked if the land was transferred out of the Redevelopment Authority for a \$1.00.

Chad Pelishek replied that it is still owned by the Redevelopment Authority and that the transfer never happened.

### 4. ADJOURN

4.1 Motion to Adjourn.

Motion by Steven Harrison, second by Trey Mitchell to adjourn. Motion carried.

Being no further business the meeting as adjourned at 8: 03 a.m.