

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

MARCH 17, 2021

1. OPENING OF MEETING

MEMBERS PRESENT: Alderperson Trey Mitchell, David Sachse, David Gass, Amy Horst, and Roberta Filicky-Peneski
MEMBERS EXCUSED: Steven Harrison and James Owen
STAFF/OFFICIALS PRESENT: Accountant III Jessica Huss and Planning & Development Director Chad Pelishek
OTHERS PRESENT: Justin Webb (WeGameOn) and Tina Ottman-Boykin (Life Point Counseling)

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 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 with any item on this agenda.

2. MINUTES

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

Motion by David Sachse, second by Alderperson Mitchell to approve. Motion carried.

3. DISCUSSION AND POSSIBLE ACTION

3.1 Discussion and possible action on request from WeGameOn, LLC to review business loan job creation requirements.

Justin Webb explained that his business was doing really well.

In fact, they started 2020 ahead of projected income than COVID- 19 hit, and they had to close until March-July/August 2020.

WeGameOn reopened in July/August 2020 at 50 % capacity which hinder sales. Justin Webb asked for the committee to extend his job creation deadline due to COVID and the upcoming street closure in front of the business.

Roberta Filicky-Peneski explained that the loan is subject to federal guidelines since it is federal funds used for this loan program. She further inquired as to how many months he had left on the loan and if he had hired anyone.

Justin Webb stated that there were 9 months left on the job creation portion, and he has hired one person.

He doesn't see hiring another person in 2021 due to Indiana Avenue being reconstructed.

Chad Pelishek explained that WeGameOn will need to continue to make payments, but the job creation portion could be amended until December 2022.

We have extended the job creation portion with other business loans that were affected by COVID.

Motion by Amy Horst, second by David Gass to approve the extension of job creation until December 19,

2022. Motion carried.

3.2 Discussion and possible action on current status of business development loans.

Director Pelishek noted that Lee Realty and Development, 3 Sheeps Brewery, Prohibition Bistro are now current. WeGameOn, LLC is current through May 2021 and 701 - 703, LLC has paid off their loans in the amount of \$339,790.92.

Old World Creamery and Sign Shop are a month behind but staff is working with accountants to get them current.

4. CLOSED SESSION

4.1 MOTION TO CONVENE IN CLOSED SESSION under the exemption provided in Sec. 19.85 (1)(e), Wis. Stats., where competitive or bargaining reasons require a closed session related to a possible business development loan with Life Point Counseling, LLC.

Motion by David Gass, second by David Sachse to go into closed session.

Roll Call Vote: Aye: Filicky-Peneski, Mitchell, Horst, Gass, and Sachse Nay: none

Motion carried.

5. OPEN SESSION

5.1 Motion to reconvene into open session.

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

Roll Call Vote: Aye: Filicky-Peneski, Mitchell, Horst, Gass, and Sachse Nay: none

Motion carried.

5.2 Possible action on the item discussed in closed session.

Motion by David Sachse, second by David Gass to approve for \$75,000.00 business loan for working capital and building acquisition with the following terms:
Must create three

full-time

equivalent within two

years with 51 % of the new jobs meeting the low to moderate income (LMI) threshold at time of hire.

Interest is

2.61 % for 10 years. Subordinated position on Real Estate will be used as collateral and Personal Guarantees. Purpose: Land acquisition and working capital. City Development will complete an Environmental Review. Motion carried.

6. ADJOURN

6.1 Motion to Adjourn.

Motion by David Sachse, second by Alderperson Mitchell to adjourn. Motion carried.

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