

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

DECEMBER 16, 2020

1. OPENING OF MEETING MEMBERS PRESENT: David Gass, David Sachse, Roberta Filicky-Peneski, James Owen, Alderperson Trey Mitchell, Steven Harrison, and Amy Horst -All remote STAFF/OFFICIALS PRESENT: City Attorney Charles Adams and Planning & Development Director Chad Pelishek OTHERS PRESENT: Heather Cleveland, Jason LaBouve, Bob Moeller, Ryan Zinkel -All remote

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 was recited.

1.4 Identify potential conflict of interest.

David Gass stated that he has a conflict of interest with item 3.1

2. MINUTES

2.1 Approval of minutes from the December 2, 2020 meeting.

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

3. DISCUSSION AND POSSIBLE ACTION

3.2 Discussion and possible action on Historic Preservation Façade Grant Application by Heather Cleveland for 1117 N. 8 th Street (former Sucha News building).

Heather Cleveland owner of 1117 N 8 th Street (former Sucha News Building) was present remotely.

Chad Pelishek explained that Legacy Architecture has been hired to do a Facade Study for 1117 N 8 th Street which is located within the target area. The application before the RDA is for \$5,000.00 for historical research on the building's facade. Ms. Cleveland has also applied for the Upper Floor grant which is to help rehab the second story into an apartment.

Roberta Filicky-Peneski inquired if Heather Cleveland was planning on having retail on the first floor.

Heather Cleveland replied that she would be running Green Bicycle out the first floor while renting the second story out as an apartment.

Motion by Amy Horst, second by James Owen to approve Historic Preservation Facade grant application in the amount of \$5,000.00.

Motion carried.

Gass left meeting at 7: 52 a.m.

3.1 Discussion and possible action on Memorandum of Assignment and Assumption of Interest in Ground Lease between Moeller Development Co., LLC Grateful Properties, LLC and the Redevelopment Authority of Sheboygan, Wisconsin.

Bob Moeller, Ryan Zinkel, and Jason LaBouve were present remotely.

Ryan Zinkel explained that Bob Moeller is selling 324 South Pier Drive property to Grateful Properties.

Jason LaBouve stated that the condo is going to be rented out on AirBNB and the lower will be renovated to be Harbor Cafe which will serve light breakfast and lunch.

They will need to add a deck, deli counter, and plumbing, so they are planning on opening on Spring 2022.

Chad Pelishek informed him he will need to come back in front of RDA for the deck and will need to check with Finance Department about obtaining a room tax permit.

Motion by David Sachse, second by Amy Horst to approve the Memorandum of Assignment and Assumption of Interest in Ground Lease.

Ryan Zinkel stated that there are two other documents that needed approval along with Memorandum of Assignment and Assumption of Interest in Ground Lease.

City Attorney Charles Adams stated that they would have to be approved at a separate meeting due to them not being listed on the agenda.

Chad Pelishek inquired with the committee to see if we could get a quorum for Friday, December 18, 2020.

A quorum was confirmed so a meeting for the other documents will be scheduled for December 18, 2020 at 7: 45 a.m.

Motion carried.

4. ADJOURN

4.1 Motion to Adjourn.

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

Motion carried.

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