

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

DECEMBER 2, 2020

1. OPENING OF MEETING MEMBERS PRESENT: Roberta Filicky-Peneski, David Sachse, Steven Harrison, David Gass, James Owen, and Alderperson Trey Mitchell -all remote MEMBERS EXCUSED: Amy Horst STAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek OTHERS PRESENT: Steve Schmidt (HH 2), and Bob Short (Legacy Architecture) -both 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 7: 49 a.m.

1.3 Pledge of Allegiance.

The Pledge of Allegiance was recited.

1.4 Identify potential conflict of interest.

David Gass has a conflict with 820 Indiana Avenue.

2. MINUTES

2.1 Approval of minutes from the November 4, 2020 meeting.

Motion by David Gass, second by James Owen to approve. Motion carried.

3. DISCUSSION AND POSSIBLE ACTION

3.1 Discussion and possible action on Historic Preservation façade design study

for 1402 S. 12 th Street.

Bob Short from Legacy Architecture was present.

Chad Pelishek explained the request for a Facade Study is for property located in Heritage Square which is outside of the target area. He further mentioned that he would like the Authority

to inquire with Bob Short the type of work that they are looking at doing. Also, the balance of the Historic Preservation Fund is approximately \$90,000 and that the Authority previously allocated funding to 1136 Indiana Avenue.

The committee inquired when the funds are replenished. Director

Pelishek informed them that the funds are CDBG funds, so they are budgeted in April but are not usually available until August. The committee asked if Director Pelishek was aware of any other projects. Director Pelishek stated that he was in the middle of conversations with two other projects which should be making application shortly.

The Committee then asked Bob Short what type of work are they looking to complete? Bob Short replied siding, windows, porch railing, interior walls, shingles in peak, foundation, and pavement surrounding the building. The committee mentioned that the items listed does not seem historic in nature but more general maintenance.

Then they asked how likely is this

project will

move forward. Bob Short explained that this request is for a Facade Study only not the construction of the project, but he knows that owner wants to address the issues.

The Committee Chair stated that this project is outside our target area of Michigan Avenue, North 8 th Street, and Indiana Avenue. The committee agreed that they need to stick to the established guidelines.

Bob Short questioned the program and the target area.

Motion by David Gass, second by David Sachse to deny the

request due to the property being outside the target area. Motion carried.

David Gass left 8: 11 a.m.

3.2 Discussion and possible action on potential modification of operating costs including real estate taxes, land lease, and business development loan payments by the tenant at 820 Indiana Avenue.

Steve Schmidt was present to represent HH 2 (owner of building).

Director Pelishek

explained that HH 2 made a request for the Redevelopment Authority to modify either the real estate taxes, BID assessment, business loan or the land lease. Director Pelishek stated that the only two items the

RDA has authority over is the land lease and the business loan. Director Pelishek

further explained that the business loan is the most flexible in terms of forgiveness.

The committee asked if they were up-to-date with loan payments.

Director Pelishek

mentioned that they are behind three months.

Steve Schmidt explained that the reason for the request is that the tenant is struggling due to COVID. The tenant has asked them can lower their rent payment to \$6,500.00 from \$12,000.00.

HH 2 have agreed to \$9,000.00 this month, which they have yet to receive, and \$6,500.00 until April when we will revisit the situation.

The committee asked if the business loans have been modified in the past with a similar request.

Director Pelishek explained that tthe Authority did make modifications back in September to another business loan that had seen a decline in business due to COVID.

The Authority

asked the terms of that forgiveness. Director

Pelishek informed them that both principal and interest were forgiven until May 2021.

The committee inquired if they were to forgive a portion of the loan, would that help keep the tenant in the space. Steve Schmidt stated that he honestly doesn't

know, but

they are doing what they can do keep him in there.

The tenant has asked to lower the rent, and they are working with him to do that.

Motion by Steven Harrison, second by James Owen to forgive the previous three months (October-December 2020)

that are delinquent,

and forgive the

principal and interest payments from January 1, 2021 until June 30, 2021.

Motion carried. (4 - 0 - 1 Abstained: Sachse)

4. ADJOURN

4.1 Motion to Adjourn.

Motion by David Sachse, second by Steve Harrison to adjourn.

Motion carried.

Being no further business the meeting adjourn at 8: 44 a.m.

