

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

OCTOBER 7, 2020

1. OPENING OF MEETING MEMBERS PRESENT: David Gass, David Sachse, Steven Harrison, Roberta Filicky-Peneski, Alderperson Trey Mitchell, James Owen, and Amy Horst -all attended remotely. STAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek, Mayor Michael Vandersteen, City Administrator Todd Wolf, and City Attorney Charles Adams (remotely) OTHERS PRESENT: Joe Grasch (Portscape), Greg Casper (Financial Group), and David Lin (1136 Indiana Ave.)

-all attended remotely.

1.1 ROLL CALL -Roberta Filicky-Peneski, David Sachse, Steven Harrison, David Gass, James Owen, 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.

No conflict of interest was noted.

2. MINUTES

2.1 Approval of minutes from the September 23, 2020 meeting.

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

3. DISCUSSION AND POSSIBLE ACTION

3.1 Discussion and possible action on historic preservation façade grant request

for research work at 1136 Indiana Avenue.

David Lin was present remotely for this item.

Director Pelishek

explained that we had an application for a historic preservation facade grant at 1136 Indiana Avenue.

Jennifer L. Lehrke, Legacy Architecture, has been hired to draw plans and complete research for building located at 1136 Indiana Avenue.

He also mentioned that the grant will pay 75 % of the initial cost and if the project moves forward the remaining 25 % will be reimbursed.

The committee inquired if there is funding available in this account.

Director Pelishek confirmed there was.

Motion by Steven Harrison, second by Amy Horst to approve the \$5,000 request for Historic Preservation Facade work with 75 % being paid upon completion of the project and the remaining 25 % being paid when the project moves into the construction. Motion carried.

3.2 Discussion and possible action on approval of the Community Land Trust Ground Lease Rider for the South Pier Family Investments development on South Pier.

City Attorney Charles Adams explained that South Pier Family Investments is requesting some modifications to the ground lease.

They were looking for more of an "All-Inclusive" type lease to protect the rights of the mortgage holders if leaser of the land didn't fulfill their mortgages. The mortgage holder could take over lease under building.

Attorney Adams would like to have further discussions with Community Land Trust to get further clarification.

Director Pelishek recommended that this item be held until city staff could get additional clarification on the need for these rider.

Motion by Amy Horst, Second by David Gass to HOLD. Motion carried.

### 3.4 Discussion and possible action on request for business loan modification from The Financial Group.

Greg Casper of the Financial Group explained that he would not be able to meet the job requirement of adding one more FTE during the allotted time.

Mr. Casper proposed to pay the \$25,000

equivalent to one full-time employee now

and continue paying

on with the rest of the

unpaid loan amount with the current principal and interest payment.

Motion by David Sachse, second by Steven Harrison to approve the payment of \$25,000.00 to satisfy the remaining job requirement. Motion carried.

### 3.3 Review of the South Pier Live Work Guidelines adopted in 2011.

Director

Pelishak reviewed pages 6, 7 & 10 of the Sheboygan South Pier Live Work Supplemental Guidelines with the Redevelopment Authority. He explained that Portscape does fit in the guidelines that were adopted in 2011.

Todd Wolf, City Administrator, stated that the city is in support of following the guidelines that were adopted in 2011 and presented here today.

## 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 development opportunity in the South Pier District and possible business development loan with Johnsonville, LLC.

Motion by Amy Horst, seconded by James Owen to go into closed session.

Roll Call Vote: Aye: Filicky-Peneski, Harrison,

Sachse, Mitchell, Owen, Gass and Horst Nay: none

Motion carried.

## 5. OPEN SESSION

5.1 Reconvene into open session.

Motion by David Sachse, seconded by Steven Harrison to reconvene into open session.

Roll Call Vote: Aye: Filicky-Peneski, Harrison,

Sachse, Mitchell, Owen, Gass and Horst Nay: none

Motion carried.

5.2 Possible action on development opportunity in the South Pier District as discussed in closed session.

Motion by David Gass, second by David Sachse to authorize staff to work with the developer to draft

a land lease agreement subject to the information provided by the developer in his September 30, 2020 email to Director Pelishek

and including landscape enhancements in the final development plan. Motion carried.

5.3 Possible action on business development for Johnsonville, LLC as discussed in closed session.

Motion by David Sachse, second by Steve Harrison to approve a business development loan with Johnsonville, LLC and with the following terms: \$200,000 forgivable loan, completion of an environmental review, documentation on the current number of jobs, copy of offer to purchase, creation of eight (8)

jobs with 51 % of the new jobs meeting the low to moderate income

criteria and creating the positions within the first 3 years. Motion carried.

6. ADJOURN

6.1 Motion to Adjourn.

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

Being no further business the meeting adjourned at 8: 34 a.m.