

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY

SEPTEMBER 23, 2020

1. OPENING OF MEETING MEMBERS PRESENT: Amy Horst, James Owen, David Gass, Steven Harrison, David Sachse, Roberta Filicky-Peneski, and Alderperson Trey Mitchell STAFF/OFFICIALS PRESENT: Mayor Michael Vandersteen, City Administrator Todd Wolf, and Planning & Development Director Chad Pelishek OTHERS: Joe Grasch

(Portscape Apartments)

1.1 ROLL CALL - Roberta Filicky-Peneski, David Sachse, Steven Harrison, Alderperson Trey Mitchell, 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 committee member had a conflict of interest.

2. MINUTES

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

Motion by David Sachse, second by Steven Harrison

approve. Motion carried.

3. CLOSED SESSION

3.1 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 at 517 / 517 R North Commerce Street, and possible business development loan for new business interested in the SouthPointe Enterprise Campus.

Motion by Amy Horst, second by James Owen

to convene into closed session. Roll Call Vote: Aye: Filicky-Peneski, Harrison, Sachse, Owen, Horst, Mitchell, and Gass Nay: none

Motion carried.

4. OPEN SESSION

4.1 Reconvene into open session.

Motion by Steven Harrison, second by Amy Horst to reconvene into open session. Roll Call Vote: Aye: Filicky-Peneski, Harrison, Sachse, Owen, Horst, Mitchell, and Gass Nay: none

Motion carried.

4.3 Possible action on 517 / 517 R North Commerce Street as discussed in closed session.

The committee discussed if/how the public are made aware of properties available for sale. Amy Horst inquired if they were ever listed through a realtor.

Director Pelishek informed the committee that they do not list the properties with a realtor.

He also added that a Request For Proposal could be done for the properties

the committee could review the proposals

to see what best suits the property. After further discussion, Roberta Filicky-Peneski requested

Director

Pelishek write up a one-page procedure as to how the city informs people of property for sale for the Redevelopment Authority to review.

Motion by Amy Horst, second by James Owen to approve the six-month exclusive right

to negotiate with Kurt Jensen of 8 th Street Brewery.

Motion carried.

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

Motion by David Gass, second by Alderperson Trey Mitchell to negotiate ground lease and developers agreement

to be brought back to the

Redevelopment Authority for approval.

The committee discussed lack of

greenspace, architectural design, placement of buildings along with density of housing on South Pier.

Also discussed was the original

agreement for phases one and two. Director

Pelishek

said the original ground lease agreement was \$1.00 per year with the option to purchase for \$250,000

for phase one and two.

After further discussion, Alderperson Trey Mitchell and David Gass rescinded their motions.

The committee directed staff to go back to the developer and have them submit renderings as well as a formal proposal.

Steve Harrison left meeting 9: 00 a.m.

5. ADJOURN

5.1 Motion to Adjourn.

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

Being no further business, the meeting was adjourned at 9: 06 a.m.