

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on request from Mayor Vandersteen to utilize RDA-owned land at the end of South Pier Drive for a brat fry as part of the Great Lakes-St. Lawrence Cities Initiative.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: April 12, 2019

MEETING DATE: April 17, 2019

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The City of Sheboygan is hosting the 2019 Great Lakes-St. Lawrence Cities Initiative conference at Blue Harbor Conference Center on June 5-7, 2019. Mayors from up to 50 great lake states will probably be attending as well as 100 other people. As part of the city's sponsorship, the city in partnership with Johnsonville will be hosting a brat fry for the Thursday June 6, 2019 lunch hour. The request is to use RDA-owned land at the end of South Pier Drive for the erection of a tent to host the event.

STAFF COMMENTS:

City staff has no issues with the request. City staff would request that given this is a city-sponsored event, the Redevelopment Authority would waive the \$50 usage fee.

ACTION REQUESTED:

Motion to approve the request from Mayor Vandersteen to utilize RDA-owned land on June 7, 2019.

ATTACHMENTS:

- I. Request from Mayor Vandersteen dated April 3, 2019.



April 3, 2019

Ms. Roberta Filicky-Peneski
Chairperson
City of Sheboygan Redevelopment Authority

Dear Ms. Filicky-Peneski,

On behalf of the Great Lakes and St. Lawrence Cities Initiative, I would like to request permission to utilize the open grassy area to the northeast of Blue Harbor Resort for hosting a traditional Sheboygan Brat Fry lunch for attendees of the group's annual conference on Wednesday, June 5, 2019. The luncheon will take place from 11:15 am to 12:15 pm. We have a tent set up on that site to shelter our guests from the sun or rain during the luncheon.

Sincerely,

Michael Vandersteen, Mayor

OFFICE OF MAYOR

CITY HALL
828 CENTER AVE., SUITE 301
SHEBOYGAN, WI
53081-4495

920/459-3317
FAX 920/459-0256

To: RDA Committee, Attention Chad Pelishek
From: Anglers Avenue
Re: Lot east of Anglers Avenue

Mr. Pelishek,

Anglers Avenue is requesting to use the lot east of Anglers Avenue on Friday July 26th 2019 or Saturday July 27th 2019. The purpose of this event is to present a check to Children's Hospital for money raised at meat raffles including donated funds from the Anglers Avenue donation net. We are also planning live music and a brat fry similar to the 4th of July celebration.

Following approval of this request, we will provide more detailed information on the specific activities planned as it becomes available.

Thank you in advance for your assistance.


Anglers Avenue.

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on request from Anglers Avenue to utilize RDA-owned land for an event related to Lakeshore Weekend.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: April 12, 2019

MEETING DATE: April 17, 2019

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Due to the timeliness with securing the dragon boats, Lakeshore Weekend will not be occurring in 2019. However, Anglers Avenue is requesting to use the property between Anglers Avenue and the South Pier Ice Cream Parlor to erect a tent for a one day event on either July 26, 2019 or July 27, 2019 to have a brat fry, music and drinks and to present a check to Lakeshore Weekend for previously held raffles.

STAFF COMMENTS:

City staff has no issues with the request. Staff requests that should be approved, the approval be subject to the \$50 event fee, completion of an event application, hold harmless agreement and insurance be provided.

ACTION REQUESTED:

Motion to approve the request.

ATTACHMENTS:

- I. Letter from Anglers Avenue

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Update on outstanding business development loans.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: April 12, 2019

MEETING DATE: April 17, 2019

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

City staff is providing the quarterly update of outstanding business development loans through 12/31/2018. No new loans are delinquent. A of number of the forgivable historic preservation loans met the forgiveness period in 2018 and prior action were taken.

STAFF COMMENTS:

None.

ACTION REQUESTED:

Motions as determined by the Authority.

ATTACHMENTS:

- I. Spreadsheet of outstanding loans as of 12/31/2018.

Business Loans

| | Original Loan | 12/31/17 Balance | Payments 2018 Principal | Payments 2018 Interest | 2018 Issues | 2018 Adjustment | 12/31/18 Balance |
|--------------------------------------|--------------------------|-----------------------------|--|---------------------------------------|------------------------|----------------------------|-----------------------------|
| 90-66 701-703 LLC | 295,000.00 | 210,358.57 | 13,002.73 | 4,906.19 | | | 197,355.84 |
| 701-703 LLC | 170,000.00 | 170,000.00 | | | | | 170,000.00 |
| 01-00 Thomas Kohlbeck | 132,256.00 | 36,675.69 | 8,825.41 | 1,387.19 | | | 27,850.28 |
| 90-63 Optenburg Enterprises | 225,000.00 | 146,754.77 | | | | | 146,754.77 |
| 96-09 Anne Bellas Salon | 79,500.00 | 17,783.48 | 8,798.75 | 436.21 | | | 8,984.73 |
| Rockline | 400,000.00 | 165,724.14 | 44,701.62 | 3,145.40 | | | 121,022.52 |
| 12-01 Lee Realty and Development | 200,000.00 | 96,904.55 | 21,385.32 | 2,614.68 | | | 75,519.23 |
| 13-08 Prohibition Bistro Inc | 120,000.00 | 70,316.04 | 11,958.83 | 1,945.93 | | | 58,357.21 |
| 13-10 Three Twins Organic Inc | 120,000.00 | 76,263.83 | 11,777.92 | 2,126.84 | | | 64,485.91 |
| 15-01 Doll House Factory | 75,000.00 | 57,389.49 | 7,133.99 | 1,336.00 | | | 50,255.50 |
| 06-15 Catering with Culinary Artists | 200,000.00 | 155,697.34 | 19,806.21 | 4,193.79 | | | 135,891.13 |
| 16-05 Sprecher Restaurant | 150,000.00 | 150,000.00 | 7,828.90 | 3,604.82 | | | 142,171.10 |
| 3 Sheeps Brewing | 275,000.00 | 275,000.00 | | | | | 275,000.00 |
| 16-04 The Sign Shop | 100,000.00 | 87,972.83 | 4,607.33 | 1,227.13 | | | 83,365.50 |
| 16-01 ePower Manufacturing | 300,000.00 | 257,216.85 | 27,576.59 | 5,952.85 | | | 229,640.26 |
| 16-03 Dion LLC | 70,000.00 | 55,912.84 | 10,473.41 | 1,281.63 | | | 45,439.43 |
| 16-02 Paja Properties | 125,000.00 | 98,289.47 | 17,282.99 | 2,034.01 | | | 81,006.48 |
| 16-06 Paper Box & Specialty | 100,000.00 | 86,580.36 | 9,236.66 | 2,108.26 | | | 77,343.70 |
| 16-08 Old World Creamery | 300,000.00 | 269,118.47 | 26,200.35 | 7,655.73 | 500,000.00 | | 742,918.12 |
| 16-09 Lajungua LLC | 70,000.00 | 64,280.76 | 4,268.34 | 1,164.04 | | | 60,012.42 |
| 17-03 The Financial Group | - | 75,000.00 | 6,685.67 | 1,798.45 | | | 68,314.33 |
| Deferred | | | | | | | |
| Home Inc | 100,000.00 | 100,000.00 | - | - | - | - | 100,000.00 |
| Safe Harbor | 75,000.00 | 75,000.00 | - | - | - | - | 75,000.00 |
| Martin Corson | 21,866.00 | 21,866.00 | - | - | - | (21,866.00) | - |
| Maverick Barbershop | 40,000.00 | 52,000.00 | - | - | - | (52,000.00) | - |
| Goodside Grocery | 25,000.00 | 25,000.00 | - | - | - | (25,000.00) | - |
| Sprecher Restaurant | 100,000.00 | 100,000.00 | - | - | - | (100,000.00) | - |
| 3 Sheeps Brewing | 100,000.00 | 100,000.00 | - | - | - | (100,000.00) | - |
| Total | | 3,097,105.48 | 261,551.02 | 48,919.15 | 500,000.00 | (298,866.00) | 3,036,688.46 |

TIF

In default RDA woking on resolution

working on payoff - out of business

9/5/18 RDA minutes

9/5/18 RDA minutes

9/5/18 RDA minutes

4/25/18 RDA minutes

4/25/18 RDA minutes

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on delinquent loans with Lajungua, LLC.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: April 12, 2019

MEETING DATE: April 17, 2019

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The RDA provided a business development loan to Lajungua, LLC (Harvest Café) in the amount of \$70,000 for fixtures, furniture and equipment at 2.48% for 10 years. The current balance of this loan is \$60,012.42. The collateral on this loan was a UCC filing behind the bank for equipment. The loan also has personal guarantees from Brian Bernier and Lisa Bernier.

STAFF COMMENTS:

The last time the owner was at an RDA meeting he stated he has three loans including the RDA loan. He owes \$225,000 to Waldo State Bank in front of the RDA's loan. City staff has confirmed that the Bernier's are leaving Sheboygan to take a job on the west coast and were asked to attend the meeting, but were moving and could not attend.

ACTION REQUESTED:

Motion as determined by the Authority

ATTACHMENTS:

- I. None.

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on historic preservation façade grant for construction for 908 Michigan Avenue.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: April 12, 2019

MEETING DATE: April 17, 2019

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Craft 30 through Bray Architects has completed façade drawings (attached) for the renovation of 908 Michigan Avenue. Previous discussions centered around providing \$50,000 towards the renovation of the façade. In order for city staff to finish the necessary contracts, the RDA needs to approve the historic preservation façade grant for construction as a five-year forgivable loan in the amount of the \$50,000.

STAFF COMMENTS:

Craft 30 will be obtaining architectural review board approvals the week of April 22, 2019.

ACTION REQUESTED:

Motion to approve the historic preservation construction grant for 908 Michigan Avenue for \$50,000 as a five-year forgivable loan.

ATTACHMENTS:

- I. Bray Architects drawings for 908 Michigan Avenue.

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E

D

C

B

A



1 New South Elevation
 3 Scale: 1/2" = 1'-0"

3/19/2019 9:55:09 AM
 C:\Users\KCammo\Desktop\Sheboygan City to Ruben\908 Michigan.rvt

7

6

5

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3

2

1



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 PO Box 955
 Sheboygan, Wisconsin 53082
 T: 920.459.4200

www.brayarch.com

Project Title:
Facade study
908 Michigan Avenue
Sheboygan, WI
City of Sheboygan & Ruben Torres

| REVISIONS: | |
|------------------|--|
| DATE DESCRIPTION | |
| | |

NOT FOR CONSTRUCTION

Project Number:
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Issued For:

PROGRESS SET

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Sheet Title:
NEW CONSTRUCTION

Sheet Number:

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