

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on outstanding business development loans.

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

REPORT DATE: August 31, 2018

MEETING DATE: September 5, 2018

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:

All business development loans are current. Under the deferred loan section, the following loans have met the requirements:

1. Martin Corson - \$21,886
2. Maverick Barbershop -\$52,000
3. Goodside Grocery - \$25,000

STAFF COMMENTS:

None

ACTION REQUESTED:

Motion to approve the three deferred loans stated above as meeting the conditions of the agreement and authorize the Finance Department to remove them from the balance report.

ATTACHMENTS:

- I. Business loans worksheet as of 8/13/18

Business Loans			Payments	Payments					
	Original	12/31/2017	2018	2018	2018	2018	08/13/18		
Name	Loan	Balance	Principal	Interest	Issues	Adjustment	Balance		
701-703 LLC	295,000.00	210,358.57	7,547.01	2,899.86			202,811.56		
701-703 LLC	170,000.00	170,000.00	-	-			170,000.00		
Thomas Kohlbeck	132,256.00	36,675.69	4,390.65	715.65			32,285.04		
Optenburg Enterprises	225,000.00	146,754.77	-	-		-	146,754.77		
Anne Bellas Salon	79,500.00	17,783.48	6,574.28	350.02	-		11,209.20		
Rockline	400,000.00	165,724.14	27,394.07	2,050.25		-	138,330.07		
Lee Realty & Development	200,000.00	96,904.55	14,185.56	1,814.44	-		82,718.99		
Prohibition Bristo Inc	120,000.00	70,316.04	7,932.68	1,337.16	-		62,383.36		
Three Twins Organic Inc	120,000.00	76,263.83	7,812.67	1,457.17	-		68,451.16		
Doll House Factory	75,000.00	57,389.49	4,737.07	910.85	-		52,652.42		
Catering with Culinary Artists	200,000.00	155,697.34	9,879.42	2,120.58	-		145,817.92		
Sprecher Restaurant	150,000.00	150,000.00	3,405.63	2,339.21	-		146,594.37		
3 Sheeps Brewing	275,000.00	275,000.00	-	-	-		275,000.00		
The Sign Shop	100,000.00	87,972.83	3,835.71	1,026.34	-		84,137.12		Paid thru 1/2018
ePower Manufacturing	300,000.00	257,216.85	15,936.39	3,622.45	-		241,280.46		
Dion LLC	70,000.00	55,912.84	7,223.61	925.64	-		48,689.23		
Paja Properties	125,000.00	98,289.47	10,034.51	1,233.74	-		88,254.96		
Paper Box & Specialty	100,000.00	86,580.36	6,131.50	1,431.78	-		80,448.86		
Old World Creamery	300,000.00	269,118.47	17,395.55	5,175.17	-		251,722.92		
Lajungua LLC	70,000.00	64,280.76	3,734.22	1,038.89	-		60,546.54		
The Financial Group	75,000.00	75,000.00	3,879.66	1,069.41	-		71,120.34		
Old World Creamery	0.00	-	7,284.00	2,415.06	300,000.00		292,716.00		
Installment Loans	3,581,756.00	2,623,239.48	169,314.19	33,933.67	300,000.00	-	2,753,925.29		
Deferred Loan									
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		
3 Sheeps Brewing	100,000.00	100,000.00	-	-	-	(100,000.00)	-		RDA 4/25/18
Sprecher Restaurant	100,000.00	100,000.00	-	-	-	(100,000.00)	-		RDA 4/25/18
Deferred Loans	461,866.00	473,866.00	0.00	-	-	(200,000.00)	273,866.00		
Total Outstanding	4,043,622.00	3,097,105.48	169,314.19	33,933.67	300,000.00	-200,000.00	3,027,791.29		

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on request from Sheboygan Christian to use RDA owned property on South Pier for their One Walk for Christian education on September 28, 2018

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

REPORT DATE: August 31, 2018

MEETING DATE: September 5, 2018

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:

Sheboygan Christian is requesting the use of RDA owned property on South Pier for an event that they hold in conjunction with the South Pier Ice Cream Parlor. The group will leave Christian High School walking along the lakeshore and ending at the South Pier Ice Cream Parlor. From 4:15-7 p.m., the group will have a celebration party/meal on the grassy area between South Pier Parlor and Angler's Avenue Pub. A tent, live music and tables will be provided by the organizer.

STAFF COMMENTS:

City staff has notified the group that this request is good for one year and should development occur on this property, they will need to find another location.

ACTION REQUESTED:

Motion to recommend approval of the event and a payment of the \$50 for use of the land as well providing a certificate of liability insurance to the City Clerk's office.

ATTACHMENTS:

- I. General Event Information Application

Chad RDS lang

GENERAL EVENT INFORMATION

(Please return to City Clerk's Office, 828 Center Ave, Suite 100. (920) 459-3361)

Official Name of Special Event: The One Walk--a walk for Sheboygan County Christian Education

Start Date: 9/28/2018

End Date: 9/28/2018

Briefly describe your event. Be sure to include the purpose of the event and description of all planned activities:

We will begin as a group of about 125, leaving Christian High School at 1:00 p.m. We will walk along the Lakeshore until we reach the Sheboygan County Christian School Elementary School Campus (4th and Geele). We will then be joined by our 4-8th grade students as we walk from the ES campus to South Pier Parlor. I anticipate the group that will walk the second half will be about 250 people. We should arrive at South Pier Parlor around 4:15. Each of our walkers is asked to secure pledges, thus making fundraising the purpose of the event. From 4:15-7:00 we will have a celebration party/meal on the grassy area between South Pier Parlor and Angler's Avenue Pub. We will have some live music. We will set up tables. We intend to set-up a tent.

EVENT DAY	SUN	MON	TUE	WED	THURS	FRI	SAT
SETUP TIME						Noon	
START TIME						4:15	
STOP TIME						7:00	
TEAR DOWN/ CLEAN UP						8:00	

Location of Event: Finish line/party: South Pier Parlor. The event itself will walk the streets of Sheboygan between Christian High (929 Greenfield) and the Sheboygan County Christian School Elementary Campus (4th Geele). We will use the Lakefront Promenade and the Boardwalk along the River Front.

List streets that may be closed or otherwise affected by your event:

None. We will cross Lakeshore Drive at Washington around 1:15 pm (about 125 people); and we will cross Geele at 3rd at about 3:20 p.m. We should not interfere with any other traffic for this event.

Estimated Attendance (daily and total): 125 from HS to ES; 250 from ES to South Pier Parlor

Number of Booths: One rest stop at Deland Park and then one big tent at South Pier Parlor "finish line."

Organization(s) Sponsoring Event: Sheboygan County Christian School

(Including addresses):

929 Greenfield Ave (High School Campus);
418 Geele Ave (Elementary School Campus)

Please check this box if your organization is tax-exempt and provide proof of tax exempt status with this application.

Primary Contact: For this event: Eric Grasse
 Daytime phone: 920.980-4682 (cell)
 Cell Phone: 920-451-1775 (office)
 Fax: _____
 Email: buckhunter1007@gmail.com
 Address: N934 Hawe Rd
 City, State, Zip: Oostburg, WI 53070

Secondary Contact: Justin Zylstra, school administrator
 Daytime Telephone: 920.458.9981
 Cell Phone: _____
 Fax: _____
 Email: Justin.zylstra@scceagles.com
 Address: 929 Greenfield Ave
 City, State, Zip: Sheboygan

Onsite Primary Contact: Same-Grasse
 Daytime Telephone: _____
 Cell Phone: 920.980.4682
 Fax: _____
 Email: _____
 Address: _____
 City, State, Zip: _____

Onsite Secondary Contact: Same-Zylstra
 Daytime Telephone: _____
 Cell Phone: 920.207.7686
 Fax: _____
 Email: _____
 Address: _____
 City, State, Zip: _____

NOTE: Either the primary or secondary onsite contact must be present onsite at all times during the event.

Is your event a (check all that apply):

- Street Festival
 Music Concert
 Block Party
 Religious/Educational
 Rally/Memorial
 Parade (that includes the following):
 Vehicles Animals Marching Units Other: _____
 Run or Walk
 Distance: WALK 10 MILES TOTAL, 1ST HALF, 6 MILES, 2ND HALF, 4 MILES.
 Bike Ride
 Distance: _____
 March utilizing any Public Property
 Public Assembly for Political Purpose
 Sport Tournament (Fishing, Soccer, Etc.)
 Water activity (use of lake or river)
 Other: LIVE MUSIC AT FINISH. SOUTH PIER PARLOR

Location of Event:

- Park or other public property
 Public Street, sidewalk, alley, or right of way
 Public Parking Lot
 Private property LOT BETWEEN SOUTH PIER PARLOR & AN OLEEN AVENUE PUB.

Will you have (check all that apply):

- Street closures
 Pre-event advertising through yard or other signs
 Alcoholic beverages
 Food and/or non-alcoholic beverages
 Non-food related sales and/or display booths
 Freestanding tent and/or canopy
 Tent and/or canopy requiring stakes in pavement
 Generator(s) and/or additional electrical facilities (amps, lighting, PA system, entertainment)
 Fires and/or candles
 Fireworks
 Activities in a park outside of normal operating hours
 Barricades/fencing
 "Bounce house" or other inflatables
 Carnival activities

- Circus activities
- Amplified sound (music)
- Animals included or allowed in event
- Bleachers/stage
- Operation of amusement machines, devices, or mechanical games

If the event takes place on City property (parks, city streets or right of ways, or other city owned facilities) in whole or in part:

We have reviewed the proposed location for the event and determined suitability for our proposed use. There are no requested changes, upgrades or safety concerns identified.

OR

We are requesting the following changes or upgrades:

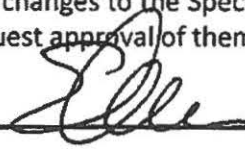
OTHER:

Provide any information that you wish to have the City consider or you believe may be relevant to review of your event application:

- | | | |
|--|---|--|
| <p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p>I have reviewed and have considered the Contingency Plan Information.</p> <p>I am enclosing other information that I believe is necessary or helpful to describe the planned event.</p> |
|--|---|--|

SIGNATURE

I am allowed to sign this application on behalf of the event sponsor. The information contained in this application for a Special Event permit is true, correct, and complete to the best of my knowledge. If there are any changes to the Special Event, I agree that I will promptly notify the City of Sheboygan of these changes and request approval of them.



8/24/2018

Signature

Date

ERIC T. GRASSE

CHAIR OF THE "ONE-WALK"

Print Name

Print Title and Organization Name COMMITTEE

FOR REVIEW ONLY
CONTINGENCY PLAN

Event sponsors should review and consider the following issues when they are planning or preparing for an event. Many of these issues are required by one or more regulations, or are components of larger regulations. Considering other issues which may not be required should contribute to the planning and operation of the event. Developing responses to these questions should result in more productive and fruitful discussions with the various departments with the City during their review of the Special events Application.

1. Weather related issues: rain, snow, severe storms, tornadoes, etc.
 - a. If the weather forecast includes bad weather, will the event be cancelled?
If so, how will attendees be notified?
 - b. Develop a plan for the sudden onset of severe weather. Where will the people go and who is designated to assist in their safe arrival at the safe refuge place?
 - c. Is there an area of safe refuge in case of tornado?
2. Medical Issues
 - a. Where will ambulance access to the event be in case one is needed?
 - b. Who will conduct crowd control in the event of a medical emergency?
 - c. Will a first aid station, with trained first aid provider, be provided at the event? Where?
 - d. If applicable, is there adequate shade to prevent heat stroke? Will water be provided? Where?
3. Crowd Control
 - a. Who will monitor the barricades?
 - b. Who will work the entry gates? Maintain egress and access?
 - c. Who will patrol the area to prevent incidents from getting out of control?
 - d. Develop a plan for those patrolling the crowd of what to do if they encounter unruly behavior. Have communications equipment.
4. Security
 - a. Will there be Police Officers providing security? If so, contact the Police Department for applicable requirements or guidelines relation to the number necessary.
 - b. If volunteers or private agencies provide security, will they have appropriate phone numbers for EMS, Fire, and Police?
 - c. If applicable, what will security officials do if non-paying attendees breach the gate/perimeter?
 - d. If a complaint is received, for example, for loud music, how and who will handle the complaint?
 - e. Provide communications equipment. Portable radios, cell phones, and access to land lines.
 - f. If applicable, secure monies in an area not accessible to the attendees.
5. Logistics
 - a. Where will there be, or will there be, a staging area for support staff?
 - b. What time will the crowd be disbursed and by whom?
 - c. Who will conduct clean up?
 - d. Remember to maintain fire lanes and access roads.
 - e. Appoint one person to oversee and take responsibility for the event. Who?
 - f. Will an adequate amount of restroom facilities be provided? Where?
 - g. Is there adequate safe parking provided? Where?

HOLD HARMLESS/INDEMNIFICATION AGREEMENT

The undersigned sponsor of an organized special event acknowledges that the City of Sheboygan has adopted a Resolution granting such sponsor permission to hold a special event utilizing the streets, sidewalks and/or other properties or rights of way of the City of Sheboygan. It is understood that such permission is conditioned upon the sponsor agreeing to indemnify and hold the City harmless from any and all claims, suits, or actions for damage or injury associated with the organized special event.

It is understood and agreed that the undersigned sponsor of an organized special event shall save the City of Sheboygan harmless and indemnify the City for any loss, cost, or damage that may arise out of or in connection with the organized special event to be held on the streets, sidewalks and/or other properties or rights of way of the City of Sheboygan on the 28th day of SEPTEMBER, 2018. Further, the undersigned sponsor hereby releases the City, its agents, and employees from any liability whatsoever associated with the organized special event and agrees that the City shall not be liable for any loss, damage, or injury to the person or property of anyone arising out of or resulting from the sponsor's use of the City streets and or sidewalks for its organized special event. Further, the undersigned also agrees to pay all reasonable expenses and attorney's fees incurred by the City if the undersigned shall default under the provisions of this agreement.

IN WITNESS WHEREOF, on behalf of (group name)

SHEBOYGAN CHRISTIAN SCHOOL Of

SHEBOYGAN, WI, have signed this agreement on the 24th day of AUGUST, 2018.

SIGNATURE(S)

BY:  BY: _____

*If a corporation, signed by president and an officer of the corporation.

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on sole right to negotiate request from the Sheboygan County Economic Development Corporation related to the former J.J. Koepsell site.

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

REPORT DATE: August 31, 2018

MEETING DATE: September 5, 2018

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:

As part of the development of the Innovation District and the Innovation Hub, the Sheboygan County Economic Development Corporation (SCEDC) in conjunction with a developer is planning to construct the hub location to provide Class A office space for companies, space for higher education entities, and co-working space as well as programming space. The SCEDC is requesting the RDA approve a sole right to negotiate agreement through June 31, 2019 for the former J.J. Koepsell property to allow them to continue to develop the hub plan in conjunction with the City as it relates to the development of the parking structure.

STAFF COMMENTS:

SCEDC and City staff has put a lot of the time into this initiative and feel the project is coming together. Ongoing discussions continue on the public infrastructure requirements for the project as well as what will be housed in the hub building.

ACTION REQUESTED:

Motion to approve the sole right to negotiate request from the Sheboygan County Economic Development Corporation.

ATTACHMENTS:

- I. Letter from the Sheboygan County Economic Development Corporation dated August 15, 2018.



8/15/2018

Chair Roberta Filicky-Peneski, Sheboygan RDA
City of Sheboygan
1211 N 23rd St.,
Sheboygan, WI 53081

Dear Ms. Filicky-Peneski:

The Sheboygan County Economic Development Corporation (SCEDC) is requesting a sole right to negotiate as well as access agreement for soil condition testing on parcel number 59281505670 with an address of 1010 S. 9th Street, also known as the "J.J. Koepsell Site."

The intent of the SCEDC is to build an Innovation Hub consistent with both the City of Sheboygan's concept plans for FreshTech, the proposed Innovation District as well as a proposed TIF in the area. The Innovation Hub, currently entitled "The Launch Pad" will be designed to be the programmatic and administrative hub of FreshTech, space for satellite university campus as well as Class A office and R&D space for companies. It is important to note the SCEDC does have its first letter of intent from a company requesting up to 10,000 sf in this innovation hub.

The SCEDC is proposing this sole right to negotiate to be effective until June 31st, 2019 when it is expected a formal development agreement would be concluded.

Working hand-in-hand with the City of Sheboygan, we have accomplished the following towards the creation of an Innovation Hub:

- Created a concept plan and vision for the district
- Created a proposed TIF district to support redevelopment of the area
- Talked with dozens of firms and several universities about FreshTech
- Organized an Innovation Summit to pull stakeholders into a single room on Wednesday, September 19th.
- Hired a partner-developer, Alan Peters of True Vine Development, to begin the process of designing the building, applying for grants and securing tenants.

The SCEDC thanks the Redevelopment Authority for the proactive work performed to develop key areas of our community. Our hope is to partner with you to bring the proposed Innovation District to life which we believe starts with an Innovation Hub at its very center.

With Respect,

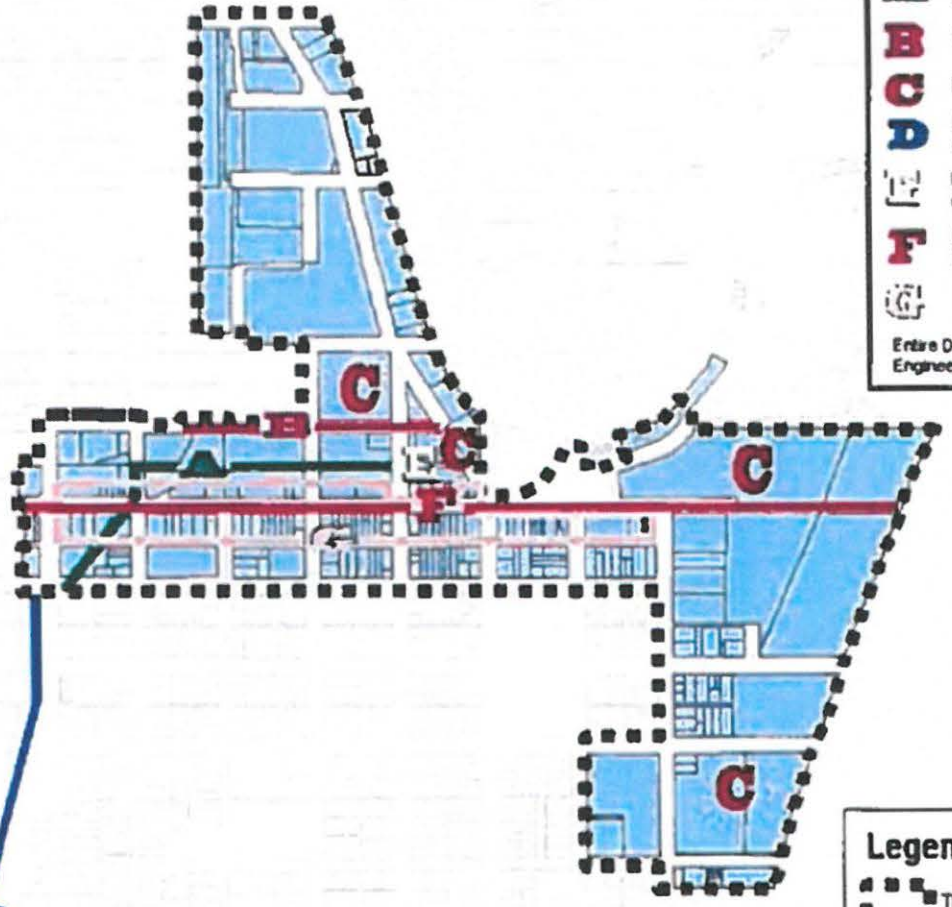
Dr. Joseph Sheehan, Executive Director

Attachments

- A – Proposed TID #17 Map outlining Innovation Hub Site
- B – FreshTech Concept Map created by City of Sheboygan

TID 17 - Possible Projects

- KEY**
- A** Acquisition of Railroad R.O.W and construction
 - B** Infrastructure Improvements
 - C** Possible Development incentives
 - D** Half mile land acquisition and construction
 - E** Parking Structure design and construction
 - F** Landscaping and R.O.W Improvements
 - G** Facade Renovations
- Entire District: Marketing, Planning and Engineering (Revolving Loan Fund)



- Legend**
- TID #17 Boundary
 - Proposed TID 17 Parcel
 - Parcel

1/15/10 11:45 AM TO 11:50 AM TID #17 MAP OUTLINING INNOVATION HUB SITE

Attachment A: Proposed TID #17 Map outlining Innovation Hub Site

Designed around employee experience, FreshTech is an urban innovation district developed to facilitate cohabitation and collaboration between firms, higher education, and entrepreneurs.

LaunchPad
Provides social and intellectual programming, classroom, and office spaces in a collaborative atmosphere

Infill Development
Mixed-use development opportunities exist throughout the district including housing, retail, and commercial - augmenting an already vibrant area

Housing
An historic adaptive-redevelopment of a former tannery within FreshTech brings much needed affordable workforce housing

The District
FreshTech and the surrounding neighborhood is one of the most culturally diverse areas in Sheboygan, offering ethnic foods and local retail in a walkable urban setting, on the waterfront, directly connecting Sheboygan's South Pier and Downtown Districts

The Trail
Part of a robust trail system, this trail provides an important East-west Connection

Fresh Ideas
A hub to connect and collaboratively solve industry challenges

Fresh Water
Located on the 4th largest body of fresh water on earth

Fresh Talent
Vibrancy and affordability serve as a magnet to draw in talent.

Legend:
 ● LaunchPad
 ● Mixed-use Development Opportunity
 ● Historic Redevelopment - Housing
 ● Redevelopment Opportunity
 ● Multi-use Recreational Trail
 ● Future Park/Greenspace

Logos: SHEBOYGAN COUNTY ECONOMIC DEVELOPMENT, City of Sheboygan

FreshTech Innovation District