

**\*\*\*ATTACHMENTS\*\*\***

**CITY OF SHEBOYGAN**

**REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION**

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**ITEM DESCRIPTION:** Discussion and possible action on subordination agreement request for Niagara, LLC.

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

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**REPORT DATE:** August 2, 2017

**MEETING DATE:** August 8, 2017

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

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

**BACKGROUND / ANALYSIS:**

The Redevelopment Authority holds a mortgage as a TIF loan on 909 N. 8<sup>th</sup> Street (Nemschoff Building). The original loan amount was \$500,000 and issued in 2001 due in years 2016-2020 at \$100,000 per year on January 1 of each year. The current balance of the City's TIF loan is \$300,000.

Bayside Development has three properties mortgaged into the first mortgage on this property valued at \$5,228,000 and they include 909 N. 8<sup>th</sup> Street, 1414 N. Taylor, and 4505 S. Taylor. They are requesting a subordination of the RDA's \$300,000 remaining note to add \$950,000 to the current first mortgage to make tenant improvements in the 909 N. 8<sup>th</sup> Street building to accommodate one existing tenant and possibly two new tenants and remodeling of the common areas. Bayside Development would also pay the RDA the \$100,000 due January 1, 2018 in mid-August. The assessed value of the three properties is \$7,183,600.

**STAFF COMMENTS:**

Staff has no concerns given the RDA receiving another payment in 2017 and our remaining balance on the note of the \$200,000.

**ACTION REQUESTED:**

Motion to approved the subordination agreement request from Niagara, LLC.

**ATTACHMENTS:**

- I. None

**CITY OF SHEBOYGAN**

**REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION**

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**ITEM DESCRIPTION:** Discussion and possible action on request from Sheboygan County Christian School to utilize RDA owned land to the west of the South Pier Ice Cream Parlor on September 30, 2017.

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

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**REPORT DATE:** August 2, 2017

**MEETING DATE:** August 8, 2017

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**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

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**BACKGROUND / ANALYSIS:**

Sheboygan County Christian School and the South Pier Ice Cream Parlor partnered on this event last year. No issues arose. Participants walk from the school on the south side of the city to South Pier and then have a cookout on this property.

**STAFF COMMENTS:**

City Development does not object to the use of the land.

**ACTION REQUESTED:**

Motion to approve the request subject to the following: 1.) Event Application is completed in the Clerk's office, 2.) Hold Harmless Agreement signed, 3.) Certificate of Insurance listing the RDA is provided, 4.) \$50 usage fee is paid..

**ATTACHMENTS:**

- I. None.