

MINUTES
REDEVELOPMENT AUTHORITY

Redevelopment Authority, Thursday, February 3, 2011 at 5:00 P.M. in the City Attorney's conference room, Third Floor of City Hall, 828 Center Avenue. Vice-chairperson Dave Gass presided.

Present: Mark Miller, Dave Gass, Mike Leibham, Ald. Don Hammond, and Dave Sachse

Excused: Susan Lessard and Roberta-Filicky Peneski

Staff present: Chad Pelishek and Steve McLean

Others present: Ald. Jean Kittelson, Mayor Ryan, Jim Amodeo and Greg Zastrow

Dave Gass called the meeting to order and the Pledge of Allegiance was recited.

Approval of minutes of January 6, 2011 meeting.

Mike Leibham moved, Mark Miller seconded to approve the minutes of the January 6, 2011 meeting. The motion passed unanimously.

R. O. No. 373-10-11 submitting a Summons and Complaint in the matter of Community Bank & Trust vs. Kolar Kegging, Inc., et.al.

Steve McLean explained Community Bank is foreclosing on the loan with Kolar Kegging. The Redevelopment Authority's loan was subordinated to the bank with Kolar Kegging and is in second position. Steve indicated he will take the proper steps to file the necessary paper work so the Redevelopment Authority will be kept informed of the foreclosure process.

Following due consideration, Mike Leibham moved, Don Hammond seconded to file the document. The motion passed unanimously.

Discussion and possible action regarding existing Business Development Loans with John McCabe (Harbor Lights Tavern) and Anne Bellas Salon.

Chad Pelishek explained that John McCabe, current owner of Harbor Lights, is going to lease the building to a tenant. If the building is sold to a new owner, the loan will have to be paid back in full.

Chad indicated that Anne Bellas Salon has not responded to numerous requests to provide paperwork regarding the job creation requirement of the Business Development Loan with the

Redevelopment Authority. If the necessary employment verification information is not received, the loan will be due in full.

The Authority directed Chad to hand-deliver a letter to Anne Bellas requesting their presence at the February 17th Redevelopment Authority meeting and bring the necessary employment forms for their employees with them.

Discussion and possible action regarding request to lease the first floor of 640 South Pier Drive for office space.

Greg Zastrow was present and requested permission to lease the first floor of 640 South Pier Drive to use as office space for M3 Advisors, a financial advisory firm.

Following due consideration, Dave Sachse moved, Don Hammond seconded to approve the request to lease the first floor of 640 South Pier Drive for office space. The motion passed unanimously.

The Authority discussed the status of the ground lease with the Central Pier Condominium Association, the rent payment delinquencies and delinquencies in property taxes.

The Authority directed staff to do a title search on the property and put the item on the next agenda for discussion.

Mike Leibham was excused at 5:40 p.m.

Closed session.

Motion by Mark Miller, second to Dave Sachse to convene in closed session under the exemption in State Stat. Sec. 19.85(1)(e) where competitive or bargaining reasons require a closed session for the purpose of deliberating or negotiating possible alterations to the current development agreement regarding the River Park Place project and for the purpose of deliberating the possible modification/renegotiation and assignment of leasehold interests where competitive or bargaining reasons require a closed session. Motion passed unanimously on a roll call vote.

Don Hammond moved, Dave Sachse seconded to reconvene in open session. Motion passed unanimously on a roll call vote.

Being no further business, meeting adjourned at 6:15 P.M.

Carol Rudie
Recording Secretary