



REDEVELOPMENT AUTHORITY MINUTES

The Redevelopment Authority met on **Thursday, April 4, 2013 at 5:00 P.M.** in the City Attorney's Office, 3rd Floor of City Hall, 828 Center Avenue. Chairperson Roberta Filicky-Peneski presided.

Present: Roberta Filicky-Peneski, Amy Horst, Ed Surek, Michael Leibham, and David Gass

Excused: David Sachse and Ald. Don Hammond

Staff present: Steve McLean, Chad Pelishek, and Janet M Duellman

Others: Dave Hoffman and Scott Matula

The meeting was called to order at 5:04 pm and the Pledge of Allegiance was recited.

Approval of minutes of March 7, 2013 meeting

Motion passed unanimously.

Discussion and possible action on sign grant application for Harry Prohibition Bistro.

Chad Pelishek requested this item be held over until the next meeting.

Ed Surek motioned, Dave Gass seconded to hold. Motion passed unanimously.

Discussion and possible action on request from Dawn Donohue about utilizing South Pier property for a wedding in September.

Chad Pelishek informed the committee that he already told Ms. Donohue that she would not be able to use the outlets along the boardwalk for power.

The committee discussed insurance, hold harmless agreements, and what the fee was going to be for use of the land.

Dave Gass motion to approve with a fee of \$75.00, proof of insurance, and a hold harmless agreement. Michael Leibham seconded. Motion passed unanimously.

Discussion and possible action on request from Zieggy's Restaurant for a Historic Preservation for Construction Work.

Scott Matula was present to represent the owner.

Chad explained that the committee had already seen this project for a façade study grant. Zieggy's was damaged in a fire and he has used his funds to rebuild the inside. Mr. Corson is willing to bring the historical character back to the façade and therefore I would recommend giving him some monies to help fund the façade updates.

The committee discussed the liquor license, the outdoor patio area, amount Mr. Corson is willing to contribute, and doing both a grant and business development loan.

David Gass motioned to give Mr. Corson a \$35,000 grant. Mike seconded.

After further discussion, David Gass made a motion to withdraw previous motion, Michael Leibham seconded. Motion passed unanimously.

Amy Horst requested that the amount that Mr. Corson is willing to put towards the façade and how much he has put into the inside be brought to the next meeting.

David Gass motion to hold until next meeting, Michael Leibham seconded. Motion passed unanimously.

Discussion and possible action on request from Sparrow's Point to lease the east one-half of the 3-Shop Shanty at 538, South Pier Drive to Bridal Essence, LLC.

Michael Leibham motion to approve, Ed Surek seconded. Motion passed unanimously.

R.O. No. 301-12-13: Submitting a Notice of Circumstances giving rise to claim for damages pursuant to Sec. 893.80, Wis. Stats. to the Redevelopment Authority and the City of Sheboygan.

Roberta Filicky-Peneski confirmed with Attorney Steve McLean that this was just an "Intent to Sue" not an actual lawsuit against the Redevelopment Authority. Atty. McLean confirmed that was correct and that he suggests hiring an expert to look at the parking lot in case it does end up in court.

The committee had discussion as to when the building permits were taken out, how do they find an expert to look at this claim, and who pays for the expert.

Michael Leibham motion to hold, David Gass seconded. Motion passed unanimously.

Discussion and possible action on next steps with the South Pier District. (Held from previous meeting)

Roberta Filicky-Peneski explained that Chad Pelishek, Dave Hoffman, and herself have recently met with the local shop owners on South Pier to get their views on how to fill vacancies. The next step is to meet with the local realtors in June and then in August/September, Tourism will bring in regional real estate brokers to see what the Downtown, Riverfront and South Pier has to offer.

The committee commented on why things weren't being done faster and why we weren't getting developers in here sooner. Chad Pelishek explained that the meetings that are planned are through Tourism and are separate from the Redevelopment Authority plans.

David Gass suggested that Paul Weaver be invited to a meeting with the Redevelopment Authority and get his views as to what it will take to get development down on South Pier. Roberta Filicky-Peneski will call Paul Weaver and in the next couple weeks a meeting will be set-up.

Dave Gass moved to invite Paul Weaver to the next RDA meeting to have an open discussion with him about development ideas for South Pier. Ed Surek seconded. Motion passed unanimously.

Adjournment

Dave Gass moved to adjourn. Amy Horst seconded. Motion passed unanimously.

Being no further business, the meeting adjourned at 6:24 pm

Respective Submitted,
Janet M Duellman
Recording Secretary