

**MINUTES**  
**REDEVELOPMENT AUTHORITY**

Redevelopment Authority, Thursday, April 7, 2011 at 5:00 P.M. in the City Attorney's conference room, City Hall, 828 Center Avenue. Chairperson Roberta Filicky-Peneski presided.

Present: Roberta Filicky-Peneski, Dave Gass, Mark Miller, Susan Lessard and Mike Leibham

Excused: Dave Sachse and Don Hammond

Staff present: Steve McLean and Chad Pelishek

Others present: Randy Schwoerer and Dave Heather

The meeting was called to order by Chairperson Roberta Filicky-Peneski and the Pledge of Allegiance was recited.

Approval of minutes of March 3, March 7 and March 21, 2011 meetings.

Mark Miller moved, Susan Lessard seconded to approve the minutes of the March 3, March 7 and March 21, 2010 meetings. The motion passed unanimously.

Discussion and possible action regarding current business development loan with 2100 North, LLC and job creation requirements.

Chad Pelishek reported that the job creation requirement has not been met per the business development loan agreement. Of the required 37 FTE jobs that were to be created by January, 2011, only 13.6 FTE jobs have been created.

Following due consideration, Dave Gass moved, Susan Lessard seconded to send a notice of opportunity to cure and notice of default to 2100 North, LLC. The motion passed unanimously.

Discussion and possible action regarding an existing Business Development Loan with Sunnyside Mall, LLC.

Chad Pelishek reported that the Redevelopment Authority at their August 5, 2010 meeting, met with Josef Haas and approved \$500/month payments until December 31, 2010. The Authority was to revisit the status of the loan in January, 2011.

Following due consideration, Dave Gass moved, Mike Leibham seconded to send a notice of opportunity to cure and notice of default to Sunnyside Mall, LLC. The motion passed unanimously.

Res. No. 244-10-11 and R. C. No. 398-10-11 relative to authorizing the adoption of the South Pier Live/Work District Regulation Plan 2011.

The Authority reviewed the South Pier Live/Work District Regulating Plan 2011 and recommended the title be changed to read South Pier Live/Work Supplemental Guidelines 2011, make reference in the introduction to refer to the original guidelines, and change all references to “family resort” to “resort”.

Chad Pelishek indicated he would contact the consultant and have the changes made and bring it back to the Authority for review.

Dave Gass moved, Mike Leibham seconded to hold. The motion passed unanimously.

Discussion and possible action on WPSC proposed Access Agreement for access to and use of RDA property near Campmarina for Sheboygan River clean-up project related purposes.

Steve McLean indicated this document is necessary for the remediation of the Campmarina site that is located at 732 North Water Street. The site is currently owned by the Redevelopment Authority.

Dave Gass moved, Mike Leibham moved to approve the Access Agreement. The motion passed unanimously.

Closed session.

Motion by Mark Miller, second by Dave Gass to convene in closed session under the exemption contained in Sec. 19.85(1)(e), Wis. Stats. where competitive or bargaining reasons require a closed session for the purpose of considering a new Business Development Loan application by Lakeland Automotive. The motion passed unanimously on a roll call vote.

Mark Miller moved, Dave Gass seconded to reconvene in open session. The motion passed unanimously on a roll call vote.

Being no further business, the meeting adjourned at 6:40 P.M.

Carol Rudie  
Recording Secretary