

MINUTES
REDEVELOPMENT AUTHORITY

Redevelopment Authority, Thursday, April 22, 2010 at 5:15 P.M. in the City Attorney's office conference room, City Hall, 828 Center Avenue.

Present: Roberta Filicky-Peneski, Glenn Pilling, Richard Hiers, & Dolcye Johnson

Excused: Atty. Dave Gass & Ald. James Gischia

Absent: Mike Leibham

Public: Linda Jarr, Susan Lessard, Ed Wackowski, Julie Kath, Kristin Blanchard, Bob Werner & Brian Versey,

Staff present: Atty. Steve McLean, Paulette Enders & Chad Pelishek

Chairperson Roberta Filicky-Peneski called the meeting to order at 5:15 P.M.

Pledge of Allegiance was recited.

Approval of minutes of April 8, 2010.

Dolcye Johnson moved, Glenn Pilling to approve the minutes. Motion carried.

Application for a sign grant by Main Street Investment Management, 635 Riverfront Drive.

Brian Versey was present.

Dick Hiers moved, Dolcye Johnson seconded to approve the sign grant for 50% up to a maximum of \$352.53. Motion carried.

Request and possible action regarding request from John McCabe for an extension of the job creation requirement contained in the Business Development Loan agreement for 434 Pennsylvania Avenue.

John McCabe was present to discuss the request.

Dick Hiers said that with the current economic conditions, he can support the extension.

Dick Hiers moved, Glenn Pilling seconded to grant the request for an extension of two additional years to create three new low to moderate income FTE positions. Motion carried.

Discussion and possible action regarding assignment of lease for the building located at 621 S. 8th Street.

Bob Werner was present. Mr. Werner explained that the Sheboygan County Chamber of Commerce will be purchasing the building for new office and visitor information center. The request is for re-assignment of the current lease from the former EP Direct to Sheboygan County Chamber of Commerce.

Paulette Enders indicated that she had mentioned to the Chamber that the land was for sale if there were interested in purchasing it.

Dick Hiers moved, Glenn Pilling seconded to approve the assignment to the Sheboygan County Chamber of Commerce. Motion carried.

Request and possible action regarding request from M & I Bank for subordination of mortgage on 909 N. 8th Street (Niagara, LLC) and 821 N. 8th Street (821, LLC).

No one was present to discuss the request.

Dick Hiers moved, Dolyce Johnson seconded to deny the request. Motion carried 3-1 with Roberta Filicky-Peneski voting no.

R.O. No. 501-09-10 submitting a communication from Ald. Bowers requesting to add a Farmers Market at the South Pier District.

Ald. Bowers and Nancy Vang were present to discuss the request. Ald. Bowers stated that his request for another farmers market on South Pier would generate more traffic to the district. He envisions the market would have produce, flowers and food. He stated the days would be Tuesday and Friday. Ms. Vang stated the days would be Monday and Thursday.

Ald. Bowers stated that he has spoken to the retailers on South Pier and they are in favor of the market. He stated he has 45 merchants interested already.

Dick Hiers asked who will carry the liability insurance for the event. Ald. Bowers said that needs to be worked out yet.

Representatives from Sheboygan County Interfaith Organization (SCIO) who operate the Fountain Park Farmers Market were present. SCIO stated they have been in existence for 18 years and have 55 vendors. SCIO feels the problem may be whether the vendors will have enough fresh produce to sustain both locations. SCIO stated they sent an email to Ald. Bowers with a number of questions regarding the proposed market and did not receive a response.

Dick Hiers stated that on South Pier there is no shade and not enough restroom facilities.

Glenn Pilling stated that he feels it is a good idea, but the two groups need to work together.

Dick Hiers moved, Glenn Pilling seconded to hold the request until the next meeting to allow both parties to discuss and develop a plan. Motion carried.

Request and possible action regarding request from Linda Jarr to use Redevelopment Authority owned land on the South Pier for the 5th Annual Fashion show.

Linda Jarr was present to discuss the request. Ms. Jarr stated that the location of the fashion show will be moving because of the mini-golf construction. This year, organizers are interested in the green space near Triple Play. The event will be on June 18, 2010.

Dick Hiers moved, Dolyce Johnson seconded to approve the request and directed staff to issue the Hold Harmless Agreement. Motion carried.

Discussion on ground lease vs. sale of Redevelopment Authority owned land.

Chairperson Peneski indicated to the Authority that attached to the agenda was a summary report of what was discussed at the last meeting. This summary appears to be the direction the Authority is interested in proceeding.

Chairperson Peneski stated that at the next meeting staff will present a version of the "New York Selling Policy" tailored to Sheboygan for review.

Discussion and possible action regarding Subordination Agreement Policy.

Chad Pelishek discussed the policy and stated he felt the need for the policy to provide a procedure for subordination requests.

The Authority felt the need for a policy. Dick Hiers mentioned that the application should ask questions whether they are current on their property taxes, ground lease and parking assessment.

Dick Hiers moved, Dolyce Johnson seconded to make correction and bring back at the next meeting. Motion carried.

Discussion and possible action on delinquent Business Development Loans.

Chad Pelishek provided the Authority a list of the current delinquent loans. Atty. McLean discussed the Optenburg Enterprises loan. Members were provided a copy of the minutes from the December 2009 meeting. Atty. McLean asked for clarification on whether the Redevelopment Authority was deferring the October 2009 and January 2010 payment until April 1, 2010.

Dolcye Johnson stated the motion was to allow the October 2009 and January 2010 payment to be paid on April 1, 2010.

Atty. McLean then stated that the payments would be delinquent because they had not been made by April 1, 2010.

The Authority reviewed the other delinquent loans.

Discussion and possible action regarding Redevelopment Authority owned property located on North Water Street/Erie Avenue.

Chad Pelishek mentioned that the RDA owned property behind the bandage company on North Water Street/Erie Avenue is landlocked for development. Mr. Pelishek stated that he was requesting the RDA to deed this property over to the City, and then hoped the City would swap the land that the owner of bandage company owns on 10th and Erie. The intent for the 10th and Erie property is for a neighborhood green space with a nice neighborhood sign.

Julie Kath was present to represent the owner of the bandage company. Ms. Kath stated that the two properties are owned by separate LLC's and this will have to be worked out first.

Paulette Enders stated that Staff needs to find out how the land was originally purchased to determine the proper procedures to transfer the property.

Dick Hiers moved, Dolcye Johnson seconded to hold until a future meeting. Motion Carried.

Chairperson Filicky-Peneski wanted to thank Dolyce Johnson for her “diligence and data” during the last term and thanked her for her dedication to the Redevelopment Authority.

Being no further business, Dick Hiers moved, Glenn Pilling seconded to adjourn the meeting at 6:35 P.M. Motion carried.

Chad Pelishek
Recording Secretary