

**MINUTES**  
**REDEVELOPMENT AUTHORITY**

Redevelopment Authority, Thursday, May 6, 2010 at 5:15 P.M. in the City Attorney's office conference room, City Hall, 828 Center Avenue.

Present: Roberta Filicky-Peneski, Ald. James Gischia, Glenn Pilling, Richard Hiers, & Susan Lessard

Excused: Atty. Dave Gass

Absent: Mike Leibham

Public: Ald. Tom Bowers, Pat Drinan, Erik Jensen, Marge Mattern, Tom Leibl, Kristin Blanchard

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.

Election of chair and vice-chair.

Glenn Pilling moved, Ald. Gischia seconded to nominate Roberta Filicky-Peneski as chairperson. Motion carried.

Ald. Gischia moved, Glenn Pilling seconded to nominate Dave Gass as vice-chair. Motion carried.

Approval of minutes of April 22, 2010 .

Ald Gischia moved, Dick Hiers moved to approve the minutes of April 22, 2010. Motion carried.

Application by David and Janet Sly for a Façade Grant for Research Work at Sly's Midtown Saloon, 508 N. 8<sup>th</sup> Street.

Erik Jensen of LJM Architects was present. Mr. Jensen stated that he is working with David Sly to review options for the façade of his building following the fire. Mr. Jensen is requesting a façade grant for 75% of the costs associated with the design and research to come up with two options, one for a lesser project and one for a more detailed façade renovation. Mr. Jensen stated that he was hopeful to have Mr. Sly complete the improvements and start renovations of other businesses on this block.

Paulette Enders stated that a meeting was held with Mr. Jensen, Mike Leibham, Paul Gottsacker and City staff about the project and that staff is recommending approval.

Ald. Gischia moved, Dick Hiers seconded to approve the request to cover 75% of the design costs with the remainder 25% paid at the time that the construction begins. Motion carried.

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 Kristin Blanchard (SCIO) were present to discuss the request.

Ald. Bowers stated that he was cooperating with SCIO which operates the Farmers Market at Fountain Park and is asking that his communication be withdrawn.

Kristin Blanchard (SCIO) stated that they polled their vendors and may be expanding their hours vs. adding another location to accommodate some of the vendors. Paulette Enders mentioned if they change the times or days, they would need to obtain approval from the Public Works Committee.

Ald. Gischia moved, Dick Hiers seconded to file the item. Motion carried.

Discussion and possible action regarding ground lease vs. sale of Redevelopment Authority owned land.

Chairperson Filicky-Peneski stated that in the packet was a draft selling policy based off the New York Selling Policy. Chairperson Peneski offered the following comments regarding the policy:

- In Section II, an appraisal by the developer should be a requirement.
- In the RFP section, the existing tenant shall have the first right of refusal and various properties have different requirements.
- Under the criteria for reviewing submissions, add another item that the project must follow a development plan if one is available and add language regarding protective covenants.
- Under Real Property Sales and Ground Leases, remove Item c.
- Remove sentence “Regardless of the reason negotiated disposition is deemed permissible, such competition as is “feasible” under the circumstances is still required.”

Ald. Gischia moved, Dick Hiers seconded to hold item for the next meeting for revisions to the Draft document. Motion carried.

Discussion and possible action regarding Subordination Agreement Policy.

Paulette Enders stated that the policy was brought forward based off what the State of Wisconsin utilizes for their loan programs.

Ald. Gischia questioned whether any local developers, the Sheboygan County Economic Development Corporation, the Guiding Principals for Economic Development were reviewed or contacted regarding the policy and that the policy would not allow a subordination for development elsewhere.

Dick Hiers asked if this should be two documents.

Ald. Gischia stated he felt it will cause developers not to do development in the City.

Paulette Enders stated that she reviewed the Guiding Principals and the policy did not impact any of the items in this document.

The Authority decided that the policy portion should be removed and the request form is used.

Dick Hiers moved, Glenn Pilling seconded to hold this item until revisions could be made for the next meeting. Motion carried.

Discussion and possible action regarding date and time for Redevelopment Authority meetings.

It was decided to hold the Redevelopment Authority meetings on the 1<sup>st</sup> and 3<sup>rd</sup> Thursday's at 5:00 P.M. in the City Attorney's Conference Room. The next meeting would be May 20, 2010.

Motion to convene in closed session under the exemption provided in sec. 19.85(1)(e), Wis. Stats., for the purpose of deliberating or negotiating regarding requested modifications to ground lease agreements with Sparrows Point LLC, where competitive and bargaining reasons require a closed session.

Dick Hiers moved, Ald. Gischia seconded to proceed into closed session. Motion carried on a roll call vote.

Ald. Gischia requested that the representative from the Sheboygan Development Corporation be present in the closed session.

Chairperson Filicky-Peneski stated that she is uncomfortable with anyone other than the person requesting the item be allowed in the closed session.

Atty. McLean stated that it was up to the members as to who should be allowed in the closed session proceeding.

Glenn Pilling agreed with not allowing anyone in the closed session, because there is a reason for the closed session.

On a roll call vote, motion failed to allow representative of the Sheboygan Development Corporation in the closed session.

Ald. Gischia moved, Dick Hiers seconded to proceed into open session. Motion carried.

Dick Hiers moved, Ald. Gischia seconded to hold this item until confirmation is received from Sparrows Point, LLC. Motion carried.

Being no further business, Dick Hiers moved, Ald. Gischia seconded to adjourn the meeting at 6:55 P.M. Motion carried.

Chad Pelishek  
Recording Secretary