



## REDEVELOPMENT AUTHORITY MINUTES

The Redevelopment Authority met on Wednesday, May 7, 2014 at 7:30 A.M. in the City Attorney's Office, 3<sup>rd</sup> Floor of City Hall, 828 Center Avenue. Vice-Chairman David Gass presided.

Present: Ald. Don Hammond, Amy Horst, David Gass, David Sachse, and Ed Surek

Excused: Roberta Filicky-Peneski and Steven Harrison

Staff present: Chad Pelishek, Jim Amodeo, Steve McLean, Mayor Michael Vandersteen, and Janet M Duellman

Others: David Hoffman

The meeting was called to order at 7:30 am and the Pledge of Allegiance was recited.

### Election of Chairperson and Vice Chairperson

David Sachse nominated Roberta Filicky-Peneski for chairperson and David Gass for vice-chairperson. Amy Horst seconded. Motion passed unanimously.

### Approval of minutes April 30, 2014 meeting.

Ald. Don Hammond moved to approve, Dave Sachse seconded. Motion passed unanimously.

### Discussion on 2014- 2015 Historic Preservation Grant Funds and the Harbor Centre Master Plan

Chad Pelishek explained for the 2014-2015 HUD year approximately \$145,000.00 has been allocated for Historic Preservation and the Harbor Centre Master Plan. Mr. Pelishek suggested concentrating on a particular area, such as; Harbor Centre, BID, Downtown, Michigan Ave, and/or Indiana Corridor. Also how to administer the funds needs to be decided –offer funding for design only (hiring of an architect) or design and construction. Currently the funding for a façade renovation design work, the City pays for 75% of the design cost and the remaining 25% will be paid if the project moves into construction up to \$5,000.00.

The committee discussed concentrating on Michigan Ave, N 8<sup>th</sup> St, and Indiana Ave along with Design only instead of Design and construction. The feeling was that more could be done by doing just the design instead of funding construction cost as well.

Staff will review the building needs along these selected corridors and bring recommendations back to a future meeting.

Discussion and action on Res 118-08-09, RO 301-12-13, and RO 587-04-05.

Since these were old referrals, Staff recommendation is to file. Ald. Don Hammond moved to file, Ed Surek seconded. Motion passed unanimously.

Update and possible action on current Business Development Loans.

Current listing of the loans was provided to the Authority for review. Staff will report back at a future meeting with any further action needed. Chad Pelishek stated that three loans have been paid off so we currently have approx. \$1.1 million available in the revolving loan fund.

Discussion and possible action on RO 351-13-14 regarding Miesfeld's Lakeshore Weekend requesting permission to host event at South Pier for the years 2014 & 2015 for the last weekend of July along with making various request of the city.

Chad Pelishek stated that the dates for 2014 would be July 25<sup>th</sup> -27<sup>th</sup>. He further explained that Miesfeld's Lakeshore Weekend made the same request last year for a two year approval but the committee only approved the current year due to the fact the RDA doesn't know what possible development opportunities will arise in the upcoming year and we don't want to have to move a festival.

David Sachse moved to approve 2014 only with proof of insurance and hold harmless agreement, Ald. Don Hammond seconded. Motion passed unanimously.

Motion 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 purpose of deliberating regarding a subordination request from Free Enterprise related to their Business Development Loan.

Ald. Don Hammond moved to go into closed session, David Sachse seconded.

Motion passed unanimously on roll call vote.

David Sachse moved to go into open session, Amy Horst seconded.

Motion passed unanimously on roll call vote.

Ald. Don Hammond moved to authorize a \$20,000 payoff of the existing loan, David Sachse seconded. Motion passed unanimously.

No action was taken on the subordination request. If Free Enterprise is unable to work with the lender on the authorized \$20,000 payoff, Free Enterprise will need to come back to the Authority for action on the subordination request.

Adjournment

Ald. Don Hammond moved to adjourn, David Sachse seconded. Motion passed unanimously.

Being no further business, the meeting adjourned at 8:22 am.

Janet M Duellman  
Recording Secretary