

MINUTES
REDEVELOPMENT AUTHORITY

Redevelopment Authority, Thursday, June 3, 2010 at 5:00 P.M. in the City Attorney's conference room. Chairperson Roberta Filicky-Peneski presided.

Present: Roberta Filicky-Peneski, Ald. Jim Gischia, Susan Lessard, Dick Hiers, Dave Gass and Mike Leibham

Excused: Glenn Pilling

Staff present: Steve McLean, Chad Pelishek and Paulette Enders

Others present: Mayor Bob Ryan, Gary Dulmes, Patrick Drinan, Bob and Ryan Moeller, Erik Jensen and representatives of Herman Miller

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

Approval of minutes of May 20, 2010.

Dick Hiers moved, Susan Lessard seconded to approve the minutes of the May 20, 2010 meeting. The motion passed unanimously.

Applicant for a sign grant by Highland House, 820 Indiana Avenue.

Following due consideration, Dick Hiers, Ald. Gischia seconded to approve a sign grant in the amount of \$1,000 following all Federal wage requirements and other Federal guidelines. The motion passed unanimously.

Discussion and possible action regarding application by David and Janet Sly for a Façade Grant for Construction Work at Sly's Midtown Saloon, 508 North 8th Street.

Erik Jensen was present and submitted two design options for façade renovation of this building. The applicant is requesting a façade grant greater than the 25% guideline. Mr. Jensen indicated that Mr. Sly is having difficulty getting financing to renovate the building.

The Authority discussed the possibility of loaning Mr. Sly some funds as well as a façade grant because of the building's prominent location in the downtown.

Following due consideration, Ald. Gischia moved, Susan Lessard seconded to direct staff to contact Mr. Sly concerning a possible business development loan and façade grant. The motion passed unanimously.

Discussion and possible action regarding Sunnyside Mall Business Development Loan.

Josef Haas indicated he would be at this meeting to give an update on the status of his loan, but he was not in attendance.

Discussion and possible action regarding selling policy.

Dick Hiers moved, Ald. Gischia seconded to hold. The motion passed unanimously.

Discussion and possible action regarding amending ground lease with the Sheboygan County Chamber of Commerce.

Paulette Enders indicated that the Redevelopment Authority owns a 13 by 150 foot strip of land along 8th Street adjacent to the property the Chamber of Commerce has recently purchased. The Chamber is proposing to place a sign on the property.

Following due consideration, Dick Hiers moved, Susan Lessard seconded to amend the ground lease and prorate the amount of the lease. The motion passed 5-1 with Gass abstaining.

Discussion and possible action regarding use of Redevelopment Authority owned parking lot on Maryland Avenue between South 21st and 22nd Street.

Representatives of Herman Miller (formerly Nemschoff Chairs) were present and explained their request.

The property in question is owned by the Redevelopment Authority. Herman Miller will be hiring additional employees and is in need of parking. The parking lot is used by Sheboygan Softball Association participants in the evening. Herman Miller is proposing to use the parking lot during the day, typically from 6 a.m. to 3 p.m. Staff indicated this would be a temporary solution and other options can be looked at in the mean time.

Following due consideration, Ald. Gischia moved, Mike Leibham seconded to approve the use of the lot by Herman Miller employees during the day from approximately 6:00 a.m. to 3:00 p.m. and directed the staff to contact the SSA regarding the use of the parking lot by Herman Miller. The motion passed unanimously.

Discussion and possible action regarding closed session policy.

Discussion took place regarding who should be allowed to attend closed sessions of the Redevelopment Authority.

Mayor Ryan and Gary Dulmes explained the importance of representatives of the SCEDC being allowed in closed session.

Dick Hiers indicated he had no problems with allowing certain individuals in closed session, but felt when personal financial issues are being discussed, participation should be limited to just the individual involved.

Steve McLean indicated the Redevelopment Authority is a separate legal entity and the members can vote as to who should be allowed in closed sessions.

Following a lengthy discussion, Ald. Gischia moved, Dave Gass seconded to adopt the following as the Redevelopment Authority closed session participation policy:

The Authority, City Planning and Development staff, City Attorney, representatives of the SCEDC, representative of the BID are generally allowed to be present during Closed Session discussions of the City of Sheboygan's Redevelopment Authority and those pertinent to a particular Closed Session discussion item.

The motion passed 5-1 with Hiers voting no.

Closed session

Motion by Dick Hiers, second by Susan Lessard to convene in closed session under the exemption provided in sec. 19.85(1)(e) and 19.85 (1)(g), Wis. Stats., for the purpose of deliberating or negotiating regarding requested modifications to ground lease agreements with South Pier LLC and for the purpose of deliberating for the possible acquisition of restrictive covenants on Tax Parcel 352360 and for the purpose of considering a development agreement and ground lease for property in the South Pier District where competitive and bargaining reasons require a closed session. Motion passed unanimously on a roll call vote.

Mike Leibham moved, Dave Gass seconded to reconvene in open session. Motion passed unanimously on a roll call vote.

Development agreement and ground lease for property located in the South Pier District.

Following due consideration, Mike Leibham moved, Dick Hiers seconded to authorize the negotiation of a development agreement and ground lease with Bob and Ryan Moeller for the property located between the Moeller shanty and Lino's Restaurant for construction of a shanty building at the standard lease rate and authorize staff to execute the development agreement and

ground lease. Any substantial changes to the development agreement and ground lease shall be brought back to the Authority. The motion passed unanimously.

Closed session

Dick Hiers moved, Ald. Gischia seconded to reconvene in closed session. The motion passed unanimously on a roll call vote.

Ald. Gischia did not participate in the closed session discussion regarding the South Pier LLC discussion.

Susan Lessard did not participate in the closed session discussion regarding possible acquisition of restrictive covenants on Tax Parcel 352360.

Ald. Gischia moved, Dick Hiers seconded to reconvene in open session. The motion passed unanimously.

Being no further discussion, the meeting adjourned at 7:30 P.M.

Carol Rudie and Chad Pelishek
Dept. of City Development