

AMENDED MINUTES
REDEVELOPMENT AUTHORITY

Redevelopment Authority, Wednesday, June 15, 2011 at 5:00 P.M. in the City Attorney's conference room, third floor of City Hall, 828 Center Avenue. Chairperson Roberta Filicky-Peneski presided.

Present: Roberta Filicky-Peneski, Mark Miller, Susan Lessard, Dave Gass, Dave Sachse and Don Hammond

Excused: Mike Leibham

Staff present: Chad Pelishek

Others present: Paul Gottsacker, Jennifer Lehrke and Dave Sanderson

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

Request by Blue Harbor Resort to use Redevelopment Authority owned property for 4th of July events.

Dave Sanderson, Manager of Blue Harbor, indicated they are requesting to use Redevelopment Authority land outside of the former Seabird restaurant for the placement of a tent for the 4th of July. The circle at the end of Blue Harbor Drive will be kept open.

Dave Sachse moved, Don Hammond seconded to approve with the condition that a hold harmless agreement is executed. The motion passed unanimously.

Approval of minutes of June 2, 2011 meeting.

Dave Gass moved, Mark Miller seconded to approve the minutes of the June 2, 2011 meeting. The motion passed unanimously.

Discussion and possible action regarding 520, LLC and 2100 North LLC Business Development Loans.

Paul Gottsacker was present to discuss this matter with the Commission.

520, LLC.

The RDA, at their January 14, 2010 meeting, voted to provide a one-year extension to create 30 LMI positions, interest only retroactive back to a date determined by staff, the minimum investment of \$1,000,000 in private funds, providing a new amortization schedule for repayment of principal and interest and a \$10,000 principal pay down of the loan. City received payment of \$6,114 for interest only that was in arrears.

Chad Pelishek indicated that principal and interest payments should be made based on the RDA's action on January 14, 2010.

Following considerable discussion, Dave Gass moved, Dave Sachse seconded to require interest only payments starting July 1, 2011 to the end of the year and extend the job requirement to the end of the year. If the jobs are not created by the end of the year, the loan would be due in full. If jobs are created, principal and interest payments are due beginning January 1, 2012 for the remaining of the term. The motion passed unanimously.

2100 LLC

Under the terms of the loan, 37 jobs were to be created and to date, 21 have been created. Mr. Gottsacker indicated he was working with Kwik Trip regarding reporting of jobs created.

Don Hammond moved, Dave Sachse seconded to hold until the July 20th meeting. The motion passed unanimously.

Request for Façade Restoration Design Study for 804, 806, 810 and 814 North 8th Street.

Jennifer Lehrke explained the Weill Center is interesting in using these buildings for theater purposes.

Dave Sachse moved, Don Hammond seconded to approve a \$4,125 façade restoration design study for 804, 806, 810 and 814 North 8th Street. The motion passed unanimously.

Closed session.

Motion by Mark Miller, second by Don Hammond to convene in closed session under the exemption contained in Sec. 19.85(1)(e), Wis. Stats., for the purpose of deliberating or negotiating regarding terminating the existing ground lease and entering into a new ground lease for the former Triple Play property and a Business Development Loan agreement with Mayline and Viking/Masek where competitive and bargaining reasons require a closed session. The motion passed unanimously on a roll call vote.

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

Action regarding terminating the existing ground lease and entering into a new ground lease for the former Triple Play property.

Based on discussion in closed session, Don Hammond moved, Susan Lessard seconded to approve terminating the existing ground lease and entering into a new ground lease with Office Service Company, LLP with the amendment in Section 11.02 entitled Right of First Refusal be changed from five to two years. The motion passed 5-1 with Dave Gass abstaining.

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

Carol Rudie
Recording Secretary