

**MINUTES**  
**REDEVELOPMENT AUTHORITY**

Redevelopment Authority, Thursday, August 5, 2010 at 5:00 P.M. in the City Attorney's conference room, City Hall, 828 Center Avenue. Chairperson Roberta Filicky-Peneski presided.

Present: Roberta Filicky-Peneski, Mark Miller, Dave Sachse, Susan Lessard and Mike Leibham

Excused: Ald. Don Hammond and Dave Gass

Staff present: Chad Pelishek and Steve McLean

Others present: Josef Haas, Jeff Mehn, Randy Schwoerer, Brian Free, Tim Stielow and Patrick Drinan

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

New members, Mark Miller and Dave Sachse were introduced.

Approval of minutes of July 15, 2010.

Susie Lessard moved and Roberta Filicky-Peneski seconded to approve the minutes of the July 15, 2010 meeting. The motion passed unanimously.

Application for Sign Grant Program, Above and Beyond Children's Museum, 902 North 8<sup>th</sup> Street.

Jeff Mehn, representing the Above and Beyond Children's Museum, was present.

The Authority reviewed the application and the proposed signage.

Following due consideration, Dave Sachse moved, Mark Miller seconded to approve the sign grant in the amount of \$1,000 subject to obtaining all the necessary sign permits. The motion passed unanimously.

R. O. No. 100-10-11 submitting a communication from Ald. Bowers on behalf of the South Pier Market Association requesting permission to establish a once or twice a week outdoor market to be held on South Pier.

Ald. Bowers was not present and the item will be placed on the next agenda.

Discussion and possible action regarding Sunnyside Mall Business Development Loan.

Josef Haas was present. Per the agreement he made with the Redevelopment Authority on January 14, 2010, he has made the \$500 per month payment. Also as part of that agreement, he was to update the Authority regarding the status of the loan in six months.

He requested the Authority extend the agreement another 6 months and he will continue to make \$500 per month payments.

Following due consideration, Mike Leibham moved, Dave Sachse seconded to approve the \$500/month payments until December 31, 2010 and report back to the Authority in January, 2011 to again review the status of the loan. The motion passed unanimously.

Discussion and possible action on Subordination Request from B & B Partnership, 1133 South 7<sup>th</sup> Street.

Brian Free and Tim Stielow were present to discuss this matter with the Authority.

The Subordination is being requested because Mr. Free is refinancing through a different bank. He is currently making a \$2,500 payment annually with no interest.

Following due consideration, Susan Lessard moved, Dave Sachse seconded to approve the Subordination Request subject to the Free's be willing to amend the existing loan terms to the following: The loan being paid off in 8 years, 0% interest and an annual payment of \$4,500 be paid on time or the loan will be due in full. The first \$4,500 payment is due January 1, 2011. The motion passed unanimously.

Discussion and possible action on Subordination Request from John McCabe, Runnin' Rebel Realty.

Mr. McCabe is requesting the Subordination to allow him to refinance his loan on his house for a better interest. The Redevelopment Authority is in second position on the mortgage which is collateral to the RDA loan and the subordination request would not have a negative impact on the Redevelopment Authority's loan.

Following due consideration, Dave Sachse moved, Susan Lessard seconded to approve the request. The motion passed unanimously.

Discussion and possible action regarding amending the Economic Development Loan Program Manual of Policies and Procedures and Agreements.

Chad Pelishek reported that representatives of the Dept. of Housing and Urban Development monitored the CDBG Economic Development Program. He reviewed the findings and required

action with the Authority and recommended changes be made to the loan program to satisfy HUD's findings.

Following due consideration, Mike Leibham moved, Susan Lessard seconded to authorize staff to make the necessary changes to the Economic Development Program to meet the findings of HUD. The motion passed unanimously.

Update on status of business development loans.

The Authority reviewed and discussed the current status of all of the business development loans.

Being no further business, the meeting adjourned at 6:05 P.M.

Carol Rudie  
Recording Secretary