

**MINUTES**  
**REDEVELOPMENT AUTHORITY**

Redevelopment Authority, Thursday, September 2, 2010 at 5:00 P.M. in the City Attorney's conference room, City Hall, 828 Center Avenue. Chairperson Roberta Filicky-Peneski presided.

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

Excused: David Gass

Absent: Ald. Don Hammond

Staff present: Steve McLean and Chad Pelishek

Others present: Tom Liebl, Paul Gottsacker, Tom Schafer, John Renzelmann, Mike Langan, Dan Propson, Ryan Moeller, Randy Schwoerer and DuWayne Hameister

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

Approval of minutes of August 5 and August 10, 2010.

Mark Miller moved, Dave Sachse seconded to approve the minutes of the August 5, 2010 meeting. The motion passed unanimously.

Mike Leibham moved, Mark Miller seconded to approve the minutes of the August 10, 2010 meeting. The motion passed 4-1 with Susan Lessard abstaining.

Application for Historic Preservation Grant Program Façade Grant for Research Work for building located at 1229 North 8<sup>th</sup> Street.

DuWayne Hameister explained the building is occupied by an Asian restaurant and they wish to open up the front façade to provide visibility from the street.

If the grant is approved, the Redevelopment Authority will fund 75% of the façade grant for the research work upon completion of the design and the remaining 25% of the façade grant will be paid upon completion of the construction project per the architect's architectural and historical research.

Following due consideration, Mike Leibham moved, Dave Sachse seconded to approve the façade grant for research work in the amount of \$1,476, which is 75% of the \$1,968 requested. The motion passed unanimously.

Application for Historic Preservation Grant Program Façade Grant for Research Work for the 800 block of North 8<sup>th</sup> Street.

Erik Jensen explained this request includes the 3 buildings to the north and south of the Weill Center. The Weill Center would like to restore and improve the 3 historic facades to the north and restore and recreate 2-3 additional historic facades to the south.

If the grant is approved, the Redevelopment Authority will fund 75% of the façade grant for the research work upon completion of the design and the remaining 25% of the façade grant will be paid upon completion of the construction project per the architect's architectural and historical research.

Following due consideration, Dave Sachse moved, Mike Leibham seconded to approve a grant in the amount of \$4,500 which is 75% of the \$6,000 requested. The motion passed unanimously.

Discussion and possible action regarding location of proposed development on the South Pier District.

Erik Jensen and Ryan Moeller were present to discuss this matter.

Mr. Jensen explained the Moellers wish to change the location of their ice cream shop from the vacant site east of Lino's Restaurant to the vacant site west of Lino's on the opposite side of the existing pedestrian plaza which the Moellers feel is a more desirable location.

Following due consideration, Dave Sachse moved, Mike Leibham seconded to void the current lease and authorize the City Attorney to negotiate a lease for the new location and bring the lease to the Authority for approval. The motion passed unanimously.

Discussion and possible action regarding request from M & I Bank for subordination of mortgage on 909 North 8<sup>th</sup> Street (Niagara LLC) and 821 North 8<sup>th</sup> Street (821 LLC).

Paul Gottsacker and Tom Schafer, the developers and John Renzelmann, Mike Langan and Dan Propson, representing M & I Bank, were present to discuss this matter with the Authority.

Mr. Renzelmann explained the subordination request for 821 North 8<sup>th</sup> Street (821 LLC). The bank is redoing the current note for a more favorable interest rate and the structure of the loan is not changing.

The second subordination is for 909 North 8<sup>th</sup> Street (Niagara LLC) which is the Nemschoff building. The subordination request was explained to the Authority.

Following due consideration, Mike Leibham moved, Dave Sachse seconded to approve the subordination request subject to review by the City Attorney. 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.

Following due consideration, Susan Lessard moved, Mike Leibham seconded to recommend the document be placed on file. The motion passed unanimously.

R. C. No. 146-10-11 submitting Annual Proposals for Action by the Sheboygan County Taxpayers Alliance.

Following due consideration, Susan Lessard moved, Mark Miller seconded to accept and place on file. The motion passed unanimously.

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

Carol Rudie  
Recording Secretary