

MINUTES
REDEVELOPMENT AUTHORITY

Redevelopment Authority, Thursday, October 7, 2010, in the City Attorney's Conference Room, City Hall, 828 Center Avenue. Chairperson Roberta Filicky-Peneski presided.

Present: Roberta Filicky-Peneski, Susan Lessard, Dave Gass, Dave Sachse, & Mark Miller

Excused: Ald. Don Hammond & Mike Leibham

Staff present: Chad Pelishek & Steve McLean

Others present: Randy Schwoerer

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

Approval of the minutes of September 2 & 7, 2010.

Dave Sachse moved, Susan Lessard seconded to approve the minutes. Motion carried.

Approval of the minutes of September 23, 2010.

Dave Sachse moved, Dave Gass seconded. Motion carried with Susan Lessard abstaining.

Request from the Harbor Centre Business Improvement District to establish a skating rink in the South Pier District.

Randy Schwoerer was present to discuss the request. Mr. Schwoerer stated the Business Improvement District will be coordinating the installation and maintenance of the skating rink along with Restoration Gardens. The BID accepts full responsibility and will cover all insurance costs under their coverage.

Mark Miller stated that this is a good idea for the district. Susan Lessard stated she has good memories of ice skating.

Dave Sasche moved, Susan Lessard seconded to approve the request contingent upon execution of the hold harmless agreement. Motion carried.

Request for a Subordination Request from Staffacher Corporation, 641 Riverfront Drive.

This item was withdrawn.

Discussion and possible action regarding requested modifications to ground lease agreements with Sparrow's Point, LLC.

Attorney McLean provided copies of prior RDA meeting minutes and requested clarification of the amendments that were approved. The question was whether after the three year deferral period if those payments were due

in a balloon payment or if Sparrows Point had another three years to make the payments through double payments.

Dave Sasche stated that the Redevelopment Authority should foster economic development and if the developer cannot afford to make a balloon payment, he can support double payments over the next three years, only if he stays current payments and real estate taxes.

Dave Sasche moved, Dave Gass seconded to approve a three year deferral period with double payments commencing on the fourth year as outlined in the original approval on May 20, 2010. If payments are not paid on time after the second payment the fourth year, the Redevelopment Authority shall call Sparrows Point, LLC in default and begin termination proceedings per the ground lease agreement. The developer should also stay current on the real estate taxes over the deferral period and payback period or will be in default of the agreement. The ground lease amendment should also contain a payment schedule. Motion carried.

Motion to convene in closed session under the exemption in State Stat. Sec. 19.85(1)(e) where competitive or bargaining reasons require a closed for the purpose of considering a Business Development Loan application.

Dave Gass moved, Mark Miller seconded to proceed into closed session. Motion carried on a roll call vote.

Susan Lessard moved, Mark Miller seconded to proceed into open session. Motion carried.

Being no further business, the meeting adjourned at 5:42 P.M.

Chad Pelishek
Recording Secretary