



REDEVELOPMENT AUTHORITY MINUTES

The Redevelopment Authority met on **Thursday, November 6, 2013 at 7:30 A.M.** in the City Attorney's Office, 3rd Floor of City Hall, 828 Center Avenue. Chairperson Roberta Filicky-Peneski presided.

Present: Roberta Filicky-Peneski, Ed Surek, Steven Harrison, and David Gass

Excused: Amy Horst, David Sachse, & Ald. Don Hammond.

Staff present: Chad Pelishek, Jim Amodeo, Mayor Vandersteen, Steve McLean, and Janet M Duellman

The meeting was called to order at 7:30 am and the Pledge of Allegiance was recited.

Approval of minutes October 3, 2013 meeting.

Steve Harrison moved to approve, Ed Surek seconded.

Motion passed unanimously.

Discussion and possible action on request for RDA to consent to the assignment of the ground lease relating to Blue Harbor Resort and Conference Center.

Steve McLean explained that they would like to go from one to three owners which would be split it between family members. The lease requires the RDA to approve the change.

Committee discussed how we would notify and what happens if they don't have a majority vote. Steve McLean stated that we would have to notify all three parties of any changes and that they would have to deal with the majority vote issue not us.

David Gass moved to approve, Ed Surek seconded.

Motion passed unanimously.

Update on Business Loans.

Chad Pelishek went through each business loan and gave updates to their status.

701-703 LLC: Letter needs to be sent to notify of payment. No letter was sent in August about the change in the payment plan. The Authority authorized the City Attorney's office to send an amendment detailing the changes in the loan terms.

Optenburg Enterprises: Atty. McLean explained that we received a judgment against them earlier this summer. We can collect on the judgment if he sells property, if we are not too far down the list of creditors. Atty. McLean has been keeping in touch with the loan applicant.

Committee discussed doing a supplemental exam and if he still owned the property.

Steve Harrison moved to do a supplemental exam, David Gass seconded. Motion passed unanimously.

Urbane: Delinquent on payments since June, 2013. Chad Pelishek will call and if they don't comply, this will be brought before the Authority at a later date.

Magna: Chad Pelishek explained that the loan requirements have been met for the \$90,000 and the City is in receipt of a check for \$120,000 for the remainder.

David Gass moved that the loan requirements have been met, Steve Harrison seconded. Motion passed unanimously.

Job creations:

Prohibition Bistro: Ahead of schedule.

Lee Realty and Development: On track with job creations. Deadline July 2014.

Eclipse Manufacturing: 57 new jobs –met retention

Rockline 1: Met retention goals

Rockline 2: Met loan requirements

Dave Heather Corp: Consultant has stated that he may be contacting the Authority with difficulties in meeting the new job creation requirements. He has retained jobs but didn't create new.

Mayline: This is a forgivable loan based on creating new positions and retaining them for 5 years. Requirements have been met.

Discussion and possible action on deeding RDA owned land to the City of Sheboygan.

Chad Pelishek explained that WPS is applying for a voluntary liability party exemption through the WDNR to transfer liability of the site over to the State. Three parcels along the river at Camp Marina would need to be combined into one and ownership would need to be the same. Two of the parcels are owned by City of Sheboygan and the other by RDA. The request is for RDA to deed the southern-most parcel over to the City of Sheboygan.

Roberta Filicky-Peneski questioned if it would be better for the City to deed the other two parcels over to the RDA.

Atty. McLean explained that the parcels are undevelopable and the purpose of the RDA obtaining ownership is for redevelopment. He recommends that the RDA deeds the parcel over to the City.

Steve Harrison moved to deed the parcel from the RDA to the City, David Gass seconded. Motion passed unanimously.

Motion to convene in closed session under the exemption contained in Sec 19.85(1)(2) Wis. Stats. where competitive or bargaining reasons require a closed session for the purpose of deliberating regarding an existing Business Development Loan with Yinko Designs, Inc. and long-term strategy regarding city-owned parcel on the corner of S. 8th Street and Virginia Avenue.

Ed Surek moved to go into closed session, Steve Harrison seconded.

Motion passed unanimously on roll call vote.

David Gass moved to go into open session, Steve Harrison seconded.

Motion passed unanimously on roll call vote.

Adjournment

Steve Harrison motioned to adjourn, Ed Surek seconded. Motion passed unanimously.

Being no further business, the meeting adjourned at 8:27 am.

Janet M Duellman
Recording Secretary