

MINUTES
REDEVELOPMENT AUTHORITY

Redevelopment Authority, Thursday, December 16, 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, Dave Gass, Susan Lessard, Ald. Don Hammond, Mark Miller, Dave Sachse and Mike Leibham

Staff present: Chad Pelishek and Steve McLean

Others present: Randy Schwoerer

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

Approval of minutes of December 2, 2010 meeting.

Mark Miller moved, Susan Lessard seconded to approve the minutes of the December 2, 2010. The motion passed unanimously.

Discussion and possible action regarding request from Don and Donna Cvetan regarding use of Redevelopment Authority owned land in the South Pier District for Lakeshore Weekend, July 29-31, 2011.

The organizers of the Lakeshore Weekend are proposing to change the location of the event from Kiwanis Park to the South Pier District. The event will be held the last weekend of July.

It was pointed out there is one power pedestal on the vacant parcel next to Triple Play and if more power is needed, the organizers will be responsible for bringing in their own generators. A holdharmless agreement will also be required to be executed. Organizers will be responsible for cleanup.

Following due consideration, Ald. Hammond, Dave Sachse seconded to approve the request to use Redevelopment Authority land located on South Pier with the condition that a holdharmless agreement is executed and waive any fees. The motion passed 6-1 with Susan Lessard abstaining.

Discussion and possible action regarding closed session policy.

Chairperson Roberta Filicky-Peneski indicated the Mayor had requested the Authority revisit their closed session participation policy. The policy that was adopted on June 3, 2010 was distributed and reviewed.

Following due consideration, Roberta Filicky-Peneski moved, Dave Sachse seconded to amend the closed session policy to read as follows:

The Authority, City Planning and Development staff, City Attorney and Mayor are allowed to be present during Closed Session discussions of the City of Sheboygan's Redevelopment Authority and those pertinent to a particular Closed Session discussion item.

The motion passed 6-1 with Gass voting no.

Closed Session

Steve McLean indicated the River Park Place project will not be discussed in closed session and will be placed on a future agenda.

Motion by Mike Leibham, second by Dave Sachse to convene in closed session under the exemption in State Stat. Sec. 19.85(1)(e) where competitive or bargaining reasons require a closed session for the purpose of considering an existing Business Development Loan with Sheboygan GSRS and an offer to purchase Redevelopment Authority owned land and for the purpose of deliberating or negotiating possible alterations to the current development agreement regarding the River Park Place project, where competitive or bargaining reasons require a closed session. The motion passed unanimously on a roll call vote.

Dave Sachse moved, Mark Miller seconded to reconvene in open session.

Sale of property located at 8th Street and Virginia Avenue.

Following due consideration, Dave Sachse moved, Susan Lessard seconded to approve an option to purchase the southwest corner of 8th Street and Virginia Avenue for \$1 to an LLC to be named. Based on the unique character of this property, the following conditions shall apply:

1. Approve the option to purchase for 6 months with an option for renewal for up to 6 more months. Building shall be constructed within 12 months of the sale of the property.
2. Allow the Redevelopment Authority/City the option to buy back the property if not developed.
3. The property shall not be used as collateral and shall be free of liens up to construction time.
4. A two-story building with a \$400,000 minimum investment shall be constructed with retail on the first floor.

The motion passed unanimously.

Being no further business, Mike Leibham moved, Dave Sachse seconded to adjourn at 6:47 P.M.

Carol Rudie and Chad Pelishek
Dept. of City Development