

MINUTES

HISTORIC PRESERVATION/HOUSING REHABILITATION COMMISSION

There was the first meeting of the joint Historic Preservation/Housing Rehabilitation Commission held on Tuesday, **May 24, 2012** at **4:00 p.m.** in City Hall's third floor conference room, 828 Center Avenue Sheboygan, Wisconsin.

The following members were present: Scott Lewandoske – alderperson, Jon Dolson, Roger Lahm, Nancy Moudry & Rick Larson & with City Development Staff: Chad Pelishek & Barb Olm. Excused were Jason Schoen & Henry Nelson. Guest: Ald. Kevin Matichek.

The Pledge of Allegiance was recited.

All members were introduced, giving a brief statement of their prior commitment.

ELECTION OF CHAIRPERSONS

Chad Pelishek asked Scott Lewandoske, chairperson of Historic Preservation 2011-12, to preside over the meeting. The floor was opened for nominations for the election of the Chairperson of the new Historic Preservation/Housing Rehabilitation Loan Committee. Jon Dolson nominated Scott Lewandoske to be the chairperson, seconded by Nancy. The motion passes unanimously.

The floor was opened for nominations for the election of the Vice-Chairperson of the Historic Preservation/Housing Rehabilitation Loan Committee. Jon Dolson nominated Rick Larson to be the vice-chairperson, seconded by Nancy Moudry. The motion passes unanimously.

MINUTES

A motion was made by Jon Dolson and seconded by Nancy Moudry to approve the previous meetings minutes of the Historic Preservation Commission. The motion passes unanimously.

A motion was made by Rick Larson and seconded by Jon Dolson to approve the previous meetings minutes of the Housing Rehabilitation Loan Committee. The motion passes unanimously.

ITEMS PRESENTED

Chad Pelishek opened for discussion and possible action on an amendment to the Housing Rehabilitation Policy and Procedures Manual regarding the makeup of the combined committees. The following was presented for the Historic Preservation/Housing Rehabilitation Commission:

Chapter 2: Historic Preservation/Housing Rehabilitation Commission

- A. **Membership.** The Historic Preservation/Housing Rehabilitation Commission is hereby created, consisting of seven (7) voting members. Of the membership, if available in the community, one shall be a registered architect, one shall be a historian, one shall be a licensed real estate broker, one shall be an alderperson, and three shall be citizen members with various backgrounds in areas such as finance, housing, construction and low-to moderate income programs.
 - a. The Development Manager and the Housing Rehabilitation Specialist shall be non-voting ex-officio members of the Historic Preservation/Housing Rehabilitation Commission.

- B. **Procedures.** At the organizational meeting and annually thereafter, the Historic Preservation/Housing Rehabilitation Commission shall select a Chairperson. The Development manager shall serve as Secretary to the Commission and may participate in the deliberations of the Commission.

REVISED: May 24, 2012 with 5 AYES & 0 NAYS.

A motion was made by Jon Dolson that since the committees were combined by the mayor and they have similar objectives the committee will proceed as the Historic Preservation/Housing Rehabilitation Commission, seconded by Rick. The motion passes unanimously.

REVIEW DUTIES

The focus of the Historic Preservation committee is to landmark and preserve historic properties within the City of Sheboygan. The Housing Rehabilitation Committee focused on: the Lead Hazard Control Program 24,000 pre-lead homes in the City of Sheboygan, and the Housing Rehabilitation Program with various financing packages to improve the City of Sheboygan's housing units.

UPDATES

The fish shanty, 705 Riverfront Drive, has been presented to various developers with no interest. Presently the tenants occupy the building and have filed with the City Attorney documents which will proceed to a jury trial. Some of the wood has been looked at for reuse in the Children's Museum. Due to safety issues there are very detailed minimum requirements. Guest Ald. Kevin Matichek expressed he knew of an interested party, it was explained they have to react quickly to proceed.

The Sheboygan County History Fair held on May 7, 2012 from 3-8 PM did not have a committee member in attendance, it was noted the attendance was 120 people.

FOLLOWING PROJECTS WERE PRESENTED:

HRSP 266-12 – OWNER-OCCUPIED HOUSING REHABILITATION LOAN \$8,845.00 Following due consideration Rick Larson moved, Jon Dolson seconded to approve the loan request. The motion passes unanimously.

HRSP 267-12 – OWNER-OCCUPIED HOUSING REHABILITATION LOAN \$15,300.00 WITH THE OWNER CONTRIBUTING \$978.00 Following due consideration Jon Dolson moved, Rick Larson seconded to approve the loan request. The motion passes unanimously.

HRSP 260-12 – OWNER-OCCUPIED 1% HOUSING REHABILITATION LOAN \$8,893.00 FOR 10 YEARS Following due consideration Jon Dolson moved, Nancy Moudry seconded to approve the loan request. The motion passes unanimously.

LHC 34-10 LEAD HAZARD CONTROL GRANT \$11,000.00 & OWNER-INVESTOR LOAN FOR \$10,500.00 @4% FOR 15 YEARS WITH OWNER-CONTRIBUTION \$5,594.00 Following due consideration Jon Dolson moved, Rick Larson seconded to approve the loan request. The motion passes unanimously.

LHC 43-10 – OWNER-INVESTOR LEAD HAZARD CONTROL GRANT \$10,023.00 Following due consideration Rick Larson moved, Jon Dolson seconded to approve the loan request. The motion passes unanimously.

HRSP 276-12 – OWNER-OCCUPIED HOUSING REHABILITATION LOAN \$5,030.00 FOR 10 YEARS Following due consideration Jon Dolson moved, Rick Larson seconded to approve the loan request. The motion passes unanimously.

LHC 41-10 – OWNER-INVESTOR LEAD HAZARD CONTROL GRANT \$12,837.00 Following due consideration Rick Larson moved, Jon Dolson seconded to approve the loan request. The motion passes unanimously.

Multiple Subordination Request for Line of Credit on multiple properties. Following due consideration Jon Dolson moved, Roger Lahm seconded to put the request on hold, pending more detailed information: list of addresses with actual dollar amounts for improvements needed. The motion to hold the request pending information passes unanimously.

Subordination Request for 2112 North 6th Street. Following due consideration Jon Dolson moved, Rick Larson seconded to approve the subordination request. The motion passes unanimously.

Being no further business Roger Lahm moved & Jon Dolson seconded, adjourning the meeting at 5:05 p.m.
Respectively Submitted,

Barb Olm
Housing Rehabilitation Specialist