

MINUTES
REDEVELOPMENT AUTHORITY

Redevelopment Authority, Wednesday, Thursday June 21, 2012 at 5:00 P.M. in the Attorney's Office, City Hall, 828 Center Avenue. Chairperson Roberta Filicky-Peneski presided.

Present: Roberta Filicky-Peneski, Ald. Don Hammond, Ed Surek and Mike Leibham

Excused: Mark Miller, Dave Sachse and Dave Gass

Staff present: Chad Pelishek

Others: Dave Hoffmann and John McCabe

The meeting was called to order and the Pledge of Allegiance was recited.

Approval of minutes of May 17, 2012 meeting.

Ald. Hammond moved, Mike Leibham seconded to approve the minutes. Motion carried.

Discussion and possible action regarding a Sign Grant Application by Gaming Generations.

Mike Leibham moved, Ald. Hammond seconded to approve the sign grant application at 50% of the \$1,975. Motion carried.

Discussion and possible action regarding conveyance of parking spots to Community Bank and Trust in exchange for conveyance by CB& T of land under eastern portion of the City Hall garage.

Chad Pelishek explained that approximately 5 Feet of the existing City Hall garage is on Community Bank's property. Community Bank and Trust understood that once the Police Dept. vacated the garage it would be torn down and deeded back to them. There is no official document detailing this. Therefore, the compromise would be deed to parking stalls in the RDA-owned parking lot north of Community Bank building along with an easement to access those stalls.

Ald. Hammond moved, Mike Leibham seconded to approve swapping the parking stalls/easement in lieu of receiving the land under the City Hall Garage. Motion carried.

Discussion and possible action regarding job creation requirements for Runnin' Rebel Realty (Harbor Lights Tavern) business development loan agreement.

John McCabe was present representing Runnin' Rebel Realty.

Chad Pelishek explained that this loan was executed in May 2008, and Mr. McCabe had 24 months to create three new FTE jobs. In April 2010, the RDA approved another two years to create the jobs. Mr. McCabe explained that the business has not taken off like he intended and he is still hopeful that he will

be able to create the 2nd floor kitchen and serve food, which would allow him to create the new jobs. Chad Pelishek noted that this was the longest ever given to one business to create the loans and since the City was audited by HUD and this one of the loans they audited, Mr. Pelishek felt the loan should be called due and paid in full.

Mike Leibham moved, Ald. Hammond seconded to call the loan due in full, allow Runnin' Rebel Realty six quarters (18 months) to pay off the entire amount of \$18,203.51 and if the jobs are created in this time frame the loan would revert back to a monthly payoff for the remainder of the term. Motion carried.

Being no further business, the meeting adjourned at 5:30PM.

Respectively Submitted,
Chad Pelishek