

MINUTES
REDEVELOPMENT AUTHORITY

Redevelopment Authority, Thursday, March 22, 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, Susan Lessard, Mike Leibham and Mark Miller

Excused: Dave Sachse, Dave Gass and Ald. Don Hammond

Staff present: Chad Pelishek, Kristin Reichart and Steve McLean

Others: Tony Resimius

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

Approval of minutes of February 2, 2012 meeting.

Mark Miller moved, Susan Lessard seconded to approve the minutes of the February 2, 2012 meeting. The motion passed unanimously.

Discussion and possible action to transfer of ground lease from Office Service Company, LLP to Claremont, New Frontier Resort, LLC. 802 Blue Harbor Drive.

Tony Resimius was present to discuss this matter. Mr. Reismius commented that there is an offer to purchase the building located at 802 Blue Harbor Drive. He is requesting to assign the ground lease from Office Service Company, LLP to Claremont, New Frontier Resort, LLC.

Mike Leibham moved, Mark Miller seconded to consent to the assignment contingent upon the purchase/closing of the building located at 802 Blue Harbor Drive from Office Service Company, LLP.

The motion passed unanimously.

Update on Business Development Loan with Sunnyside Mall and Optenburg Enterprises.

Steve McLean was present to discuss this matter.

Atty. McLean filed a lawsuit against the delinquent loan. A hearing on the lawsuit was scheduled and the owner of Sunnyside Mall filed for bankruptcy.

Optenburg Enterprises has been found delinquent and was given a notice of default in 2009. The Courts outlined a revised payment plan for the loan. Committee members agreed to find out how far behind on Optenburg is on payments, and will bring this matter back to the Authority with an updated status to determine the next steps.

Discussion and possible action on request from Miesfeld's Lakeshore Weekend to utilize RDA-owned land on South Pier on July 27th, 28th and 29th, 2012.

Susan Lessard spoke on this matter, as she is an officer on the board for Miesfeld's Lakeshore Weekend, but receives no personal or financial gain from the event.

Chad Pelishek spoke on concerns of the river dredging during this event. The EPA approved the dredging to cease on Sunday (July 29, 2012) to allow the boat races to continue. Mr. Pelishek recommends approval for this event.

Mike Leibham moved, Mark Miller seconded to approve the use of RDA-owned land subject to the approval of a hold harmless agreement and certificate of insurance.

The motion passed unanimously.

Discussion and possible action on re-submittal from SS Cyril and Methodius Church to utilize RDA-owned land on South Pier on July 22nd, 2012.

Mark Miller moved, Roberta Filicky-Peneski seconded to deny the request based on the following reasons:

1. Possible conflicts due to the river dredging.
2. The event has not been held on RDA-owned land previously.

Mike Leibham votes no, all others vote yes to deny the request. The motion passes.

Discussion and possible action regarding option to purchase RDA owned property at S. 8th Street and Virginia Avenue.

There is an offer currently on the table for this property. It is a two-year option and is near the end of the two years. The board has the option to re-send the offer to purchase or not.

Since there has been no movement forward with the offer, the committee agreed to allow the offer to terminate and seek a new developer for the property.

Discussion and possible action regarding Ground Leases.

Atty. McLean provided the Authority an update on the Central Pier, LLC ground lease agreement. In a previous meeting, the RDA moved to direct Atty. McLean to file a lawsuit against the tenant for delinquent ground lease payments. Prior to the City filing a lawsuit, Associated Bank foreclosed on the lower units of the building. Atty. McLean had discussions with Associated Bank about outstanding ground lease payments. The Authority requested Atty. McLean to invite Associated Bank representatives to the next meeting for a closed session discussion.

Discussion and possible action on request from Blue Harbor Resort to utilize RDA owned property for an event on April 12-14, 2012.

This event has taken place in the past and is planned to be held on designated land adjacent to the Resort.

Susan Lessard moved, Mike Leibham seconded to approve the request to the extent that RDA has an interest in the request and submittal of a hold-harmless agreement and certificate of insurance.

The motion passes unanimously.

Being no further business, Susan Lessard moved, Mike Leibham seconded to adjourn the meeting at 5:55 P.M.

Kristin Reichart
Recording Secretary