

MINUTES
REDEVELOPMENT AUTHORITY

Redevelopment Authority, Thursday, September 6, 2012, at 5:00 pm in the Attorney's Office City Hall, 828 Center Avenue. Chairperson Roberta Filicky-Peneski presided.

Present: Roberta Filicky-Peneski, Ed Surek, Ald. Don Hammond, David Sachse, David Gass, Mark Miller

Excused: Mike Leibham

Staff present: Atty. Steve McLean, Jim Amodeo, Chad Pelishek and Janet M Duellman

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

Approval of minutes of August 2, 2012 meeting.

Dave Gass moved, Ed Surek seconded to approve the minutes. Motion carried.

Discussion and possible action regarding Historic Preservation Grant for Mavericks Barbershop.

Chad Pelishek informed the Authority that the owners of Mavericks Barbershop were considering façade restorations on the outside of their building however they did not have the funds to meet the 75% required for the Historic Preservation Grant Program to fund 25%. Discussion was held regarding what changes should be made to the program to facilitate use of the program, but not allow property owners to receive the funding to put the property up for sale.

Ald. Hammond moved, Dave Sachse seconded to hold to allow staff to propose changes to the program that the funding amount is the discretion of the committee, consider a 5-year forgivable loan, etc. Motion carried.

Discussion and possible action on extension of sublease from BonTon (successor to HC Prange Co). to RDA for South Parking Lot.

Atty. Mclean discussed that this is related to continuance of the arrangement with Bon Ton for the RDA to continue to provide parking on the south side of the Boston Store. The Authority had approved this at a prior meeting and staff had finished the agreement that Bon Ton has accepted.

Motion by Dave Sachse, second by Ald. Hammond to approve the agreement. Motion carried.

Update on the Sheboygan River Dredging Project and the Camp Marina Dredging Project.

Chad Pelishek provided the Authority an update on the dredging projects and restoration of the former Camp Marina property.

Discussion and possible action regarding issuance of certificate of completions for Horizon Development Corp. project from the late 1990's.

Atty. McLean discussed that Horizon Development constructed Waterview Apartments and are refinancing and their lender is requiring a certification of completion. This certificate was never completed and recorded with the Register of Deeds.

Ald. Hammond moved, Mark Miller seconded to approve the certificates of completion for Horizon Development Corp. Motion carried.

Motion to convene in closed session under the exemption contained in Sec. 19.85(1)(e), Wis. Stats. where competitive and bargaining reasons require a closed session for the purpose of deliberating a ground lease agreement for 705 Riverfront Drive and possible sale of the parking lot north of Community Bank and Trust (Muni Lot 6)

Ald. Hammond moved, Mark Miller seconded to proceed into closed session. Motion carried on roll call vote. Dave Gass was excused from the meeting.

Dave Sachse moved, Mark Miller seconded to proceed into open session. Motion carried on a roll call vote.

Dave Sachse moved, Ald. Hammond seconded to recommend to the Common Council to convey title of 705 Riverfront Drive from the City of Sheboygan to the Redevelopment Authority for redevelopment purposes, and allow Staff to negotiate a Redevelopment and Ground Lease Agreement that includes \$840 a year rent payments and deferral of the ground lease payment for six years to cover the cost associated with demolition of the property and that the developer agrees to invest a minimum of \$200,000 in the project.

Being no further business, Ald. Hammond moved, Mark Miller seconded to adjourn the meeting at 6:05 PM. Motion carried.

Chad Pelishek
Recording Secretary