



## REDEVELOPMENT AUTHORITY MINUTES

The Redevelopment Authority met on **Wednesday, December 4, 2013 at 7:30 A.M.** in the City Attorney's Office, 3<sup>rd</sup> Floor of City Hall, 828 Center Avenue. Chairperson Roberta Filicky-Peneski presided.

Present: Roberta Filicky-Peneski, Ald. Don Hammond, Ed Surek, Steven Harrison, David Sachse, and David Gass

Excused: Amy Horst

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

The meeting was called to order at 7:31 am and the Pledge of Allegiance was recited.

### Approval of minutes November 14, 2013 meeting.

Ald. Don Hammond moved to approve, David Gass seconded.

Motion passed unanimously.

### Discussion and possible action on Business Development Loan with Urbane Hospitality.

Chad Pelishek handed out the updated account information for Urbane Hospitality and explained that he has contacted them three times about their payments not being made on a timely manner. The account is always brought current in June when their renewal of the liquor license is due. This has been an ongoing problem with them but they did make a payment on November 12, 2013 in the amount of \$1,229.24 toward their current default.

David Gass moved, Ald. Don Hammond seconded to authorize the City Attorney to send a letter explaining that they are currently in default of the loan agreement and payment is necessary immediately.

Motion passed unanimously.

Ald. Don Hammond moved, David Sachse to have Atty. Steve McLean send a letter of reminder to cure delinquent payments letter for loans as identified by City staff at 90 days or the matter will be referred to the Redevelopment Authority for further action.

Motion passed unanimously.

### Discussion and possible action on development of a commission policy for RDA owned property.

Chad Pelishek stated that it has come to his and Dane Checolinski (SCEDC) attention that brokers are not directing people to develop on South Pier because there is no incentive for the broker. This matter was brought forward as a point of discussion to determine a process to reimburse brokers for their efforts in promoting the development opportunities.

The Committee discussed the possibility of sale vs leasing and bringing in a few developers/brokers to discuss what some of the challenges with South Pier and the development may be as there may be larger issues than a brokerage fee.

Ald. Hammond moved, David Sachse seconded to hold until Staff can invite Paul Weaver and Steve Mech to attend a future RDA meeting for their input.

Motion passed unanimously.

Motion to convene in closed session under the exemption contained in Sec 19.85(1)(g) Wis. Stats. for the purpose of conferring with legal counsel for the RDA who is rendering oral advice concerning strategy to be adopted by the RDA with respect to the Bon-Ton Store.

David Gass moved to go into closed session, Ald. Hammond seconded.

Motion passed unanimously on roll call vote.

*David Gass excused himself from the rest of the meeting at 8:10am.*

The Authority never went into open session, but proceeded with discussion on the agenda item presented below.

Motion to convene in closed session under the exemption contained in Sec 19.85(1)(e) Wis. Stats. for the purpose of deliberating regarding an existing Business Development Loan with Yinko Designs, Inc. where competitive or bargaining reasons required a closed session.

The Authority adjourned in closed session.

### Adjournment

Ald. Don Hammond moved to adjourn, Ed Surek seconded. Motion passed unanimously.

Being no further business, the meeting adjourned at 8:19 am.

Janet M Duellman  
Recording Secretary