

MINUTES
REDEVELOPMENT AUTHORITY

Redevelopment Authority, Wednesday, Thursday July 5, 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 Mark Miller

Excused: Mike Leibham, Dave Sachse and Dave Gass

Staff present: Atty. Steve McLean & Chad Pelishek

Others: Atty. Andrew Morgan, Renee Suscha, Cha Lee

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

Approval of minutes of June 21, 2012 meeting.

Ald. Hammond moved, Ed Surek seconded to approve the minutes. Motion carried.

Discussion and possible action regarding a Sign Grant Application by Korthals, LLC, 627 N. 8th Street.

Ald. Hammond moved, Mark Miller seconded to approve the sign grant application at 50% of the \$1,600. Motion carried.

Discussion and possible action from Anglers Avenue to utilize RDA owned land to the east of their property for extra seating during events held at Anglers Avenue.

No one from Anglers Avenue was present.

Ald. Hammond moved, Ed Surek seconded to hold this request until a representative from Anglers Avenue and attend and provide information on how many events the property will be used for.

Discussion and possible action regarding modification to the business development loan agreement between the RDA and Magna-Tech Wisconsin.

Atty. McLean discussed the request. The RDA has a business development loan that is forgivable if they create 21 new FTE positions. To date they have created 8 new positions. Magna Tech Wisconsin has been purchased by Magna Tech Manufacturing Corporation.

Under the letter of agreement, Magna Tech Manufacturing Corporation shall remain responsible for all duties and obligations of Magna-Tech Wisconsin, Inc. under the Magna Tech Loan documents. Magna Tech Manufacturing Corp. shall maintain a minimum sum of \$127,500 in a segregated cash account. If Magna Tech Manufacturing Corp fails to create the 21 jobs as outlined in the loan agreement, the

business development revolving loan fund shall receive pay back from the cash account for those positions not created.

Mark Miller moved, Ald. Hammond seconded to approve the letter of agreement dated June 26, 2012 with Magna Tech Manufacturing Corp. and the Redevelopment Authority. Motion carried.

Motion to convene in closed session under the exemption contained in Sec. 19.85(1)(e), Wis. Stats. where competitive or bargaining reasons require a closed session for the purpose of deliberating regarding 640-652 South Pier Drive ground lease agreement and a business development application for Lee Realty and Development, LLC

Mark Miller moved, Ald. Hammond seconded to proceed into closed session. Motion carries on a roll call vote.

Ald. Hammond moved, Mark Miller seconded to proceed in open session. Motion carries on a roll call vote.

Ald. Hammond moved, Mark Miller seconded to approve an extension to Central Pier, LLC till July 31, 2012 to make payment in full of delinquent/penalties amount of outstanding ground lease payments per the Notice of Opportunity to Cure. Motion carried.

Ald. Hammond moved, Mark Miller seconded to proceed into closed session. Motion carries on a roll call vote.

Mark Miller moved, Ald. Hammond seconded to proceed into open session. Motion carries on a roll call vote.

Mark Miller moved, Ald. Hammond seconded to approve a business development loan agreement with Lee Realty and Development, LLC with the following conditions:

- Loan Amount: \$200,000 at 3% for 10 years
- 20 new FTE positions of which 51% of the jobs are LMI in 24 months.
- Personal Guarantee and Business Security Agreement
- Subject to completion of Environmental Review Record

Motion carried.

Being no further business, motion by Ald. Hammond to adjourn the meeting at 6:28 pm.

Chad Pelishek
Development Manager