



## REDEVELOPMENT AUTHORITY MINUTES

The Redevelopment Authority met on **Thursday, October 3, 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, Ed Surek, Steven Harrison, David Gass, Ald. Don Hammond, and David Sachse

Excused: Amy Horst

Staff present: Chad Pelishek, Jim Amodeo, Mayor Vandersteen, and Janet M Duellman

Others: Mary Pitsch, Jennifer Lehrke, Neal Gottlieb, Marvin Hansen and Derek Reinke

The meeting was called to order at 7:30 am and the Pledge of Allegiance was recited.

Approval of minutes September 4, 2013 meeting.

David Sachse moved to approve, David Gass seconded.

Motion passed unanimously.

Discussion and possible action on sign grant request for Embrace Care Management.

Mary Pitsch, owner of Embrace Care Management, informed the committee that Embrace Care Management will occupy the whole building located at 627 N. 8<sup>th</sup> Street and that they have converted two upper apartments into office area. They currently have 50 employees, which only 7 of them are in the office, the rest are out in client's homes.

David Sachse moved to approve funding 50% of the sign and bracket cost, Ald. Don Hammond seconded.

Motion passed unanimously.

Discussion and possible action on subordination request from Lino's Italiano Ristorante.

Item withdrawn

Discussion and possible action on communication from Mr. Marvin Hansen of Ogden & Co in regards to ground lease rents for 640 S. Pier Drive.

Mr. Hansen and Mr. Reinke representing Ogden & Co. were present. Ogden & Co. currently has the lower units for sale or lease on behalf of the Associated Bank, the current owner.

After discussion, it was determined that Mr. Hanson and Mr. Reinke were looking to discuss this item for informational purposes and were not making an official request to be acted upon by the Authority.

Ald. Don Hammond moved to hold until formal request is made to the Authority, David Sachse seconded.

Motion passed unanimously.

Motion to convene in closed session under the exemption contained in Sec 19.85(1)(2) Wis. Stats. Where competitive or bargaining reasons require a closed session for the purpose of deliberating regarding an existing Business Development Loan with Magna Tech Wisconsin, and development of strategy related to the Boston Store.

Ald. Don Hammond moved to go into closed session, Steve Harrison seconded.

Motion passed unanimously on roll call vote.

Ald. Don Hammond moved to go into open session, Steve Harrison seconded.

Motion passed unanimously on roll call vote.

Discussion and possible action on Historic Preservation Grant funding and request for Research Grant assistance from Faye's Pizza re: Macco's Building.

Jennifer Lehrke, Legacy Architecture, explained that Faye's Pizza would like to expand into the Macco's Building located to the south of their existing restaurant. They are planning on converting the building into a banquet & catering facility establishment.

David Gass expressed concerns about how the funding should be used on main corridors. Roberta Filicky-Peneski explained that Macco's is located on Calumet Dr. which is considered a main corridor under the approved 2011 Comprehensive Plan and now will have the new bike path going by as well.

Jennifer Lehrke explained the history of the grant program and how the funding has changed over the past few years.

Ald. Hammond moved to approve request to fund up to \$3,750, Steve Harrison seconded.

Motion passed unanimously.

*David Gass excused himself from the rest of the meeting.*

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 a new Business Development Loan with Three Twins Ice Cream and an existing Business Development Loan with Yinko Designs, Inc.

On roll call vote, the committee voted unanimously to go into closed session.

Ald. Don Hammond moved to proceed into open session, David Sachse seconded. On a roll call vote, the Authority proceeded into open session.

Ald. Don Hammond moved, David Sachse seconded to approve a \$120,000 Business Development Loan with Three Twins Ice Cream for land acquisition and equipment purchase for the property located at 816 Michigan Avenue with the following terms and conditions:

1. \$120,000 3% for 10 years with monthly payments to the City of Sheboygan.
2. Create 12 new FTE positions of which 51% of the jobs meet the LMI threshold.
3. Contingent upon approval of the Conditional Use Permit being approved by the Plan Commission.
4. Contingent upon closing of the property.
5. Providing a personal guarantee from Neal Gottlieb.
6. Subordinated collateral on the building.
7. Filing of a UCC statement.

Motion passed unanimously.

#### Adjournment

Ald. Don Hammond motioned to adjourn, David Sachse seconded. Motion passed unanimously.

Being no further business, the meeting adjourned at 8:56 am.

Janet M Duellman  
Recording Secretary