



REDEVELOPMENT AUTHORITY MINUTES

The Redevelopment Authority met on Wednesday, January 8, 2014 at 7:30 A.M. in the City Attorney's Office, 3rd 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, Amy Horst, and David Gass

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

Others: Steve Mech and Dave Hoffman

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

Approval of minutes December 4, 2013 meeting.

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

Motion passed unanimously.

Discussion with Paul Weaver and/or Steve Mech on South Pier development strategies.

Steve Mech, CSA Commercial, presented his thoughts to the RDA as to how to make South Pier more attractive for development. He stated that 40% of the inquires he receives are from the Chicago area, that the Milwaukee, Green Bay, and Appleton areas have pretty much written it off. Offering concessions or lower rents are not bringing the business to South Pier partly due to the cost of initial (upfront) costs. He believes that the Spaceport and the Bouncy House will be a great addition to the South Pier atmosphere.

Mr. Mech's recommendation to the RDA is that the committee looks at the ground leases (fees) and start lower and raise them over the years. Affordability is a big hindrance to the development of South Pier. Also access to South Pier needs to be addressed with possibly a pedestrian bridge, another street access, and better wayfinding signage and/or entrance signs.

The committee discussed the Pentair property, parking, and connecting/ identifying districts.

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

The committee discussed how it appears that the commission is not the problem in marketing/developing the South Pier district. The RDA feels they need to look at amendments land leases to figure out how to incorporate revised fees for both potentially new and existing businesses.

The committee requested that Staff look at options for developing a revised fee structure and whether it is possible.

Discussion and possible action on Business Development Loan with 701/703, LLC.

No discussion – items has been resolved.

Discussion and possible action on appointing the Director of Planning and Development to be the Executive Director of the Redevelopment Authority

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

Roberta Filicky-Peneski questioned if there should be a job description attached to the Executive Director title and Atty. McLean indicated the RDA by-laws outline the role of the Executive Director.

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.

Ald. Hammond moved to go into closed session, Amy Horst seconded.

Motion passed unanimously on roll call vote.

The Authority adjourned in closed session.

Adjournment

Ald. Don Hammond moved to adjourn, David Gass seconded. Motion passed unanimously.

Being no further business, the meeting adjourned at 8:55 am.

Janet M Duellman
Recording Secretary