

MINUTES  
REDEVELOPMENT AUTHORITY

Redevelopment Authority, Thursday, November 8, 2012, at 5:00 pm in the Attorney's Office City Hall, 828 Center Avenue. Roberta Filicky-Peneski, Chairperson presided.

Present: Roberta Filicky-Peneski, Michael Leibham, Ed Surek, Amy Horst, Ald. Don Hammond, & David Gass

Excused: David Sachse

Staff present: Atty Steven McLean, Chad Pelishek

Others: Dave Hoffman, Betsy Alles, Chad Suckow, & Mike Vandersteen

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

Approval of minutes of October 18, 2012 meeting.

Ald. Hammond moved to approve the minutes, Dave Gass seconded. Motion carried.

Discussion and possible action on Historic Preservation Program request for Mavericks Barbershop.

Chad Suckow was present to represent the project. Chad Suckow has invested \$40,000 to date on renovation plans on the interior. The request is for \$64,000. The changes to the program have been made to gain interest in downtown redevelopment/reinvestment.

The Authority recommended that the façade project begin in the spring to allow the south wall to be completed as well. Funding for this is provided in the City's Historic Preservation Community Development Block Grant dollars.

Ald. Hammond moved, Mike Leibham seconded to approve a 5-year forgivable façade loan (west and south sides of building) in the amount of \$54,000 with the Owner contributing \$10,000, all federal requirements being followed and construction to begin in the spring. Motion carried.

Discussion and possible action regarding communication from Bon-Ton stores regarding RDA-owned parking lot on the south side of the store.

The Authority reviewed the communication from Bon-Ton regarding their request for the City to fund a portion of the repairs to the parking lot and their underground basement facility under the parking lot.

The Authority feels they are not at fault for the repairs and that the City has completed the required maintenance on the parking lot per the parking agreement.

Ald. Hammond moved, Mike Leibham seconded to hold this item for further discussion. Motion carried.

Discussion and possible action regarding business development loan with Yinko Designs, Inc.

Chad Pelishek informed the Authority that Yinko Designs has ceased operations at their current facility in the City and has located the business in an adjacent municipality.

Per the business development agreement, Yinko Designs agreed to create 35 new jobs in Sheboygan, WI.

Ald. Hammond moved, Ed Surek seconded to authorize staff to send a certified letter to Yinko Designs verifying where the company is located and that the City would be interested in working with other entities to pay off the current loan.

Motion carried. David Gass abstained.

Discussion regarding development/marketing of South Pier.

Dave Hoffman (Harbor Centre BID) and Betsy Alles (Sheboygan County Chamber of Commerce) were present for the discussion.

The discussion centered around how to spur development on South Pier. A number of ideas were brought forward including the following:

- A grocery store
- Smaller scale Summerfest Grounds
- Market Housing
- Critical Mass for Young Professionals, Event driven
- More connection to the City.
- More focused meeting with developers and key South Pier stakeholders
- Local Company Museum Gift Shop
- Coordinate a workshop with a moderator

The discussion will continue at future meetings.

Adjournment

Ald. Hammond moved, Dave Gass seconded to adjourn the meeting. Motion carried.

Being no further business, the meeting adjourned at 6:40 p.m.

Respectively Submitted,  
Chad Pelishek