

MINUTES  
REDEVELOPMENT AUTHORITY

Redevelopment Authority, Thursday, December 6, 2012, at 4:00 pm at Blue Harbor Resort, 725 Blue Harbor Dr. Roberta Filicky-Peneski presided.

Present: Roberta Filicky-Peneski, Amy Horst, Ed Surek, Mike Leibham, David Sachse, David Gass and Ald. Don Hammond

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

Public present: Andrew Morgan, Collin Kaehel, Mik Brunette, Bill Marklen, Dave Aldag, Dave Hoffman, David Sanderson, George Twohig, Gary Dulmes, and Amy Wilson.

The meeting was called to order.

Approval of minutes of November 8, 2012 meeting.

Michael Leibham moved and Ed Surek seconded to approve the minutes. Motion carried.

Discussion and possible action from Harbor Centre BID requesting to use RDA-owned property for the ice skating rink.

David Sachse moved for approval with a hold harmless and proof of insurance. Mike Leibham seconded.

Discussion and possible action on next steps for the South Pier District.

1.) Introduction to the South Pier District Stakeholders Discussion –Roberta Filicky-Peneski, Chairperson, Redevelopment Authority.

Chairperson Roberta Filicky-Peneski welcomed everyone to the South Pier District Stakeholders discussion. Everyone in the room introduced themselves and indicated who they were representing.

2.) South Pier District History, Master Plan, and Design Guidelines

Chad Pelishek, City Development Manager, gave a presentation on South Pier.

3.) Stakeholders Discussion –Discussion Facilitator: Roberta Filicky-Peneski.

Assets of the District:

- Blue Harbor Resort and convention center as an anchor
- located within the city
- lakefront/ waterfront property
- deep & clean river
- scenic beauty
- attractive to people in Chicago & Milwaukee
- growing Tourism (8 straight quarters)
- full & empty infrastructure
- local government works with developers
- amount of available land (still able to define area)
- flexibility/ unlimited options

- mega yacht facility
- work ethic
- safety
- all seasons
- golf & racing destination
- lifestyle amenities

#### Opportunities of the District:

- entertainment
- office/ professional
- tourism
- pedestrian connection (foot bridge)
- young professional housing/ lifestyle development
- marine related business

#### Challenges for the District:

- the entranceway (huge concern)
- look of Indiana Ave corridor
- lack of commerce
- mixing demographics (urban living experience for different demographics)
- demographics [Number of people (none to east)/ big chains won't consider]
- what is target population?
- bring in brokers
- taxes/ ground lease/ parking assessment costs/ BID costs
- locals not buying in
- winter
- economy
- non-ownership of land
- need national real estate contacts (city does not have resources)
- local perception "not for us"
- leadership
- we got one chance to get it right

#### 4.) Discussion Summary and Next Steps –Roberta Filicky-Peneski.

##### Next steps:

- Develop RFP
- Find a comparable city
- Brokers to contract
  - Rouse
  - Armada Hoffler
- Which group should define and invite others to come in?
- Consultants and brainstormers are not developers –get them
- Develop cohesive materials
- Just have a party

- Internet search of commercial brokers nationwide: 10 or more preferred.
- We have a history of being able to do this
- Define the vision –redefine it
- Go outside the box
- Have a developers meeting
- Take the initiative
- Check with WEDC
- Contact Dickman Real Estate re: Pentair property listing

Gary Dulmes from SCEDC stated that he would get a list of commercial brokers/developers to City Development.

Mike Leibham will work with area developers for contact information of other potential leads.

Adjournment.

Being no further business, Mike Leibham moved to adjourn the meeting at 6:15 PM, Ald. Don Hammond seconded. Motion carried.

Janet M Duellman  
Recording Secretary