

MINUTES

HISTORIC PRESERVATION/HOUSING REHABILITATION COMMISSION

There was a meeting of the Housing Rehabilitation Loan Committee held jointly with the Finance Committee on Wednesday, January 14, 2015 at 3:00 p.m. in City Hall's lower level conference room, 828 Center Avenue Sheboygan, Wisconsin.

The following members were present: Scott Lewandoske, Henry Nelson, Chairperson Marilyn Montemayor, Roger Lahm, Ald. Mike Damrow, Peter Fetterer, and Ric Larson, with City Development Staff: Chad Pelishek & Nancy Maring.

The following Finance Committee Members were Present: Ald. Belenger, Chairperson Ald. Hammond, Ald. Carlson, Ald. Donohue, and Ald. Kath. City Finance Staff: Jim Amodeo, and Nancy Buss.

ITEM 1- OPENING OF MEETING

The Pledge of Allegiance was recited.

Chad Pelishek read the section of the ordinance (15.916) regarding designating a building as a "preferably preserved significant building" aloud.

Minutes: A motion was made by Peter Fetterer and seconded by Ric Larson to approve the previous meetings minutes. The motion passed unanimously.

ITEM 2- PUBLIC HEARING

Public Hearing: Hearing on the proposed demolition of the Sheboygan Municipal Armory regarding a determination as to whether the building is a "preferred preserved significant building." Mike Burnett, Mark Wurtz, Ald. Bill Thiel, Dolcye Johnson, Ald. Bryan Bitters, Scott Lewandoske, and Leslie Kohler spoke.

Marilyn Montemayor asked for a motion to close the public hearing, Scott moved to close the hearing, seconded by Henry, the motion passed unanimously.

ITEM 3- DISCUSSION & POSSIBLE ACTION

Discussion: Chad Pelishek explained the RFP process the City conducted, as well as the proposals that the City received. Marilyn clarified that SEAS planned to preserve parts of the Armory in the development of their new building, and that the Sheboygan Historical Society also planned to save parts of the armory. Henry asked Chad Pelishek to explain how the City conducted outreach and advertising to gain interest and receive proposals. Chad Pelishek explained that the City sent packets of information to 51 developers, and the SCEDC emailed information to approx. 1,200 others nationwide, the City hosted multiple tours of the property for developers and interested parties, and were sure to expend every effort.

Scott stated he had been talking to a local developer who might have a plan that includes saving the Armory. Henry stated that he believes the armory is historical and may be significant, but he questions whether it should be preferably preserved. Scott explains that the Armory is the only WPA project that belongs to the City.

Ald. Donahue questioned whether the building is worth saving, she states that the building needs to be useable, that not only will it be a cost to restore the building, but that there needs to be a plan for its upkeep and use as well. Marilyn Montemayor stated that the adaptive reuse of the Washington School is costing \$9 million, and that was already a useable building. Scott stated that he believes it is worth giving an extra 90 days to see if there is a plan to save the Armory.

Ald. Carlson explained there was already a lengthy 10 month RFP open, as well as years of non-use and no proposals have come through but the two the City received. Scott addressed the committee and stated that they are here to represent the people of Sheboygan, and that people have spoken and said they want the Armory saved.

Action: Scott Lewandoske made a motion to designate the Armory as a "preferably preserved significant building," Ald. Mike Damrow seconded the motion. A vote was taken by a count of hands. Four (4) members

voted “yes” and three (3) members voted “no.” The Motion to designate the Armory as a “preferably preserved significant building” passed beginning the 90-day hold period.

Being no further business Scott Lewandoske moved & Henry Nelson seconded, adjourning the meeting at 3:43 p.m.

Respectively Submitted,
Nancy Maring
Neighborhood Development Planner