

**CITY OF SHEBOYGAN**  
**REDEVELOPMENT AUTHORITY MINUTES**

**Tuesday, September 27, 2022**

---

**OPENING OF MEETING**

**MEMBERS PRESENT:** Roberta Filicky-Peneski, Jim Conway, James Owen, and Diedre Martinez

**MEMBERS EXCUSED:** David Sachse and Steven Harrison

**STAFF/OFFICIALS PRESENT:** Mayor Ryan Sorenson and Planning & Development Director Chad Pelishek

1. Roll Call: Roberta Filicky-Peneski, David Sachse, Steven Harrison, Jim Conway, James Owen, and Deidre Martinez
2. Call to Order

Chair Roberta Filicky-Peneski called the meeting to order.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

Jim Conway had a conflict with item number 7.

**MINUTES**

5. Motion to approve minutes from September 7, 2022.

Motion by Diedre Martinez, second by Jim Conway to approve. Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

6. Discussion and possible action on Historic Preservation research request from Jamison Stokdyk regarding 701 S. 8th Street.

Jamison Stokdyk discussed how he would like to bring the exterior of the building back to its original look. Legacy Architecture has been hired to do the Historic Preservation Façade Study. He also mentioned that he has been working on restoring the interior back to its original state.

Motion by Diedre Martinez, second by James Owen to approve the request for \$5,000, with seventy-five percent to be paid when survey is completed and the remaining twenty-five percent when project starts construction. Motion carried.

7. Discussion and possible action on possible revisions to ground lease agreement between the Redevelopment Authority and SP-Riverfront Condominium.

Dr Toby Watson explained that the numbers he has gotten back for his proposed development are not feasible. He would have to sell his Townhouse at \$635,000.00 which he doesn't believe he will be able to do. Dr. Watson requested that he be able to return the phase II portion of the lot back to the RDA so he doesn't have to pay taxes on property that he is unable to develop at this time.

Chad Pelishek noted that the property is currently one parcel so the property would have to be divided into two lots and an amended ground lease would have to be completed.

Motion by James Owen, second by Diedre Martinez to have the property surveyed at Dr. Watsons expense to split the property and authorize staff to work with the City Attorney's office to revise the ground lease agreement to reflect a small leased area. Motion carried. (3-0-1 abstained: Conway)

## **CLOSED SESSION**

8. Motion to convene in closed session under the exemption provided in Sec. 19.85(1)(e) Wis. Stats., for the purpose of updated information related to the potential development opportunity in the South Pier District, where bargaining reasons require a closed session.

Motion by James Owen, second by Jim Conway to convene into closed session.

Roll Call Vote:

Aye: Filicky-Peneski, Owen, Martinez, and Conway

Nay: none

Motion carried.

## **OPEN SESSION**

9. Motion to reconvene into open session.

Motion by James Owen, second by Diedre Martinez to reconvene into open session.

Roll Call Vote:

Aye: Filicky-Peneski, Owen, Martinez, and Conway

Nay: none

Motion carried.

## **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

10. Discussion and possible action South Pier development opportunity discussed in closed session.

Motion by James Owen, second by Jim Conway to have staff negotiate the ground lease for a mixed use shanty in the South Pier District with James Kupfer and return to RDA for final approval. Motion carried.

**NEXT MEETING**

11. TBD

**ADJOURN**

12. Motion to Adjourn

Motion by Jim Conway, second by James Owen to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 8:35 a.m.