

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES

Wednesday, March 22, 2023

OPENING OF MEETING

MEMBERS PRESENT: Roberta Filicky-Peneski, Steven Harrison, Jim Conway, James Owen, and Deidre Martinez

MEMBERS EXCUSED: Cleo Messner

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

OTHERS PRESENT: Atty Andy Helminiak, Peggy and Glenn Thiesenhusen and Kathy Hoffman

1. Roll Call: Roberta Filicky-Peneski, Steven Harrison, Jim Conway, James Owen, Deidre Martinez, and Cleo Messner

2. Call to Order

Chair 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 #8.

MINUTES

5. Approval of the February 15, 2023 minutes.

Motion by Steve Harrison, second by Deidre Martinez to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on the Redevelopment Authority obtaining outside legal counsel services to represent the Authority.

The Redevelopment Authority asked Director Pelishek to provide an update as to where in the process we were since they last discussed on March 16, 2022. Director Pelishek explained that at March 16, 2022 meeting, City Attorney Chuck Adams stated that he would provide a list of items that would need to be included in the RFP and a list of Municipal Attorneys. As of this today, none of the requested information has been provided.

Chair Roberta Filicky-Peneski mentioned that she had spoken with City Atty Chuck Adams about four months ago and it sounded like he was in favor of the Redevelopment Authority proceeding with obtaining outside legal counsel and was going to provide the needed information.

Chair Roberta Filicky-Peneski stated that she would talk with the City Attorney's Office again and request that we continue to move forward with this item.

7. Discussion and possible action on request from Blue Moon Studios, Inc. to obtain an access agreement on the northwest corner of their building at 834 N. Water Street.

Director Pelishek explained that the access agreement is needed so that the property owner can access the loading dock/pedestrian door on the northside of the building as well as keep their garden and maintain at-grade mechanicals.

The Committee inquired if they are able to grant an access agreement because the only way the property owner can access the north side of the building is by driving on the bike path. They further inquired if there are Federal or State laws restricting vehicular traffic on bike paths. Director Pelishek responded that he wasn't sure and that is why we need to add the contingency that the City Attorney must review and approve it.

Motion by James Owen, second by Jim Conway to approve the easement on the north side of the building with the contingency that the City Attorney's Office reviews and approves the access agreement. Motion carried.

CLOSED SESSION

8. Motion to convene in closed session under the exemption provided in Sec. 19.85 (1)(e) Wis. Stats., to discuss a potential development at 820 Indiana Avenue, where competitive and bargaining reasons require a closed session.

Motion by Steven Harrison, second by Deidre Martinez to go into closed session.

Roll Call Vote:

Aye: Filicky-Peneski, Conway, Martinez, Owen, and Harrison
Nay: None

Motion Carried.

Jim Conway abstained from all conversations regarding this item.

OPEN SESSION

9. Motion to reconvene into open session.

Motion by James Owen, second by Steven Harrison to reconvene into open session.

Roll Call Vote:

Aye: Filicky-Peneski, Conway, Martinez, Owen, and Harrison
Nay: None

Motion Carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

10. Possible action on item discussed in closed session.

No action was taken on item discussed in closed session.

NEXT MEETING

Friday, March 25, 2023 at 7:45 a.m.

ADJOURN

12. Motion to Adjourn

Motion by James Owen, second by Steven Harrison to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 8:40 a.m.