MINUTES OF THE ECONOMIC DEVELOPMENT AUTHORITY

MONDAY, APRIL 11, 2022, 5:00 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

1. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. ROLL CALL.

1. Members: Michael Peot - Chair, Tara Yang - Vice-Chair, Ald. Brian Johnson, John Calewarts, Glen Sherman, Ace Champion and Christopher Garcia

Members Present: Brian Johnson, Glen Sherman, Tara Yang, Christopher Garcia, John Calewarts, Ace Champion, Excused: Mike Peot

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the April 11, 2022, meeting of the Economic Development Authority.

Moved by Ald. Brian Johnson, seconded by Christopher Garcia to approve the agenda. Motion Passed.
Yes- Brian Johnson, John Calewarts, Glen Sherman, Tara Yang, Ace Champion, Christopher Garcia, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the March 7, 2022, meeting of the Economic Development Authority.

Moved by Ald. Brian Johnson, seconded by Christopher Garcia to approve the minutes. Motion Passed.
Yes- Brian Johnson, John Calewarts, Glen Sherman, Tara Yang, Ace Champion, Christopher Garcia, No- None, Abstain- None.

E. REGULAR BUSINESS.

1. Election of Officers - Chair, Vice-Chair and Secretary.

Ald. Brian Johnson nominated Mike Peot as Chair. Neil Stechschulte asked three times if there were any other nominations. A vote was taken and Mike Peot was elected as Chair.
Yes- Brian Johnson, John Calewarts, Glen Sherman, Tara Yang, Ace Champion, Christopher Garcia,
No- None, Abstain- None.

Ald. Brian Johnson nominated Tara Yang as Vice-Chair. Neil Stechschulte asked three times if there were any other nominations. A vote was taken and Tara Yang was elected as Vice-Chair.
Yes- Brian Johnson, John Calewarts, Glen Sherman, Tara Yang, Ace Champion, Christopher Garcia,
No- None, Abstain- None.

Ald. Brian Johnson nominated Neil Stechschulte as Secretary. Neil Stechschulte asked three times for other nominations. A vote was taken and Neil Stechschulte was elected as Secretary.
Yes- Brian Johnson, John Calewarts, Glen Sherman, Tara Yang, Ace Champion, Christopher Garcia,
No- None, Abstain- None.

2. Consideration with possible action on a development agreement for the development of City-owned parcels 21-22 and 21-24 (partial).

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons, and Section 19.85(1)(g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Authority will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

Moved by Tara Yang, seconded by Ald. Brian Johnson to go into closed session at 5:07 p.m. Motion Passed.
Neil Stechschulte read the closed session language.
Yes- Brian Johnson, John Calewarts, Glen Sherman, Tara Yang, Ace Champion, Christopher Garcia,
No- None, Abstain- None.

Moved by Ald. Brian Johnson, seconded by Tara Yang to return to regular order of business at 5:40 p.m. Motion Passed.
Yes- Brian Johnson, John Calewarts, Glen Sherman, Tara Yang, Ace Champion, Christopher Garcia,
No- None, Abstain- None.

Moved by Ald. Brian Johnson, seconded by Christopher Garcia to approve a development agreement with Carnivore Meat Company for the development of City-owned parcels 21-22 and 21-24 (partial), subject to final review and approval of the City Attorney. Motion Passed.
Yes- Brian Johnson, John Calewarts, Glen Sherman, Tara Yang, Ace Champion, Christopher Garcia,
No- None, Abstain- None.

3. Consideration with possible action on request to transfer a current planning option on parcels 4-83, 4-82, 4-81, and 4-80 with On Broadway, Inc. to General Capital Acquisitions, LLC.

Moved by Glen Sherman, seconded by Christopher Garcia to approve the request for On Broadway, Inc. to transfer their planning option on parcels 4-83, 4-82, 4-81, and 4-80 to General Capital

Acquisitions, LLC, and direct the City Attorney to prepare the appropriate documents to facilitate the transfer of the planning option for Council approval. Motion Passed.
Yes- John Calewarts, Glen Sherman, Tara Yang, Ace Champion, Christopher Garcia, No- None, Abstain- Brian Johnson.

F. INFORMATIONAL.

1. Staff update on brownfield programs.

Matt Buchanan presented the update on brownfield programs.

2. Director's Report.

Neil Stechschulte presented the Director's Report.

3. Date of next meeting: May 2, 2022

G. ADJOURNMENT.

Moved by Ald. Brian Johnson, seconded by Christopher Garcia to adjourn. Motion Passed.
Yes- Brian Johnson, John Calewarts, Glen Sherman, Tara Yang, Ace Champion, Christopher Garcia, No- None, Abstain- None.