



REDEVELOPMENT AUTHORITY AGENDA

February 04, 2026 at 7:45 AM

City Hall - Conference Room 106, 828 Center Avenue, Sheboygan, WI

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Building Inspection office, (920) 459-3477. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the Building Inspection office at 920-459-3477 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose. All Committee members may attend the meeting remotely.

OPENING OF MEETING

1. Roll Call
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

MINUTES

5. Motion to approve the minutes from January 21, 2026

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

ITEMS FOR CLOSED SESSION

6. Open Session: Loan request from Sear'd, LLC.

Closed Session: Loan request from Sear'd LLC.

Motion to convene into closed session under the exemption provided in Sec.19.85(1)(e) Wis. Stats for the purpose of deliberating or negotiating the investment of public funds or conducting other specified public business when competitive or bargaining reasons require a closed session, to wit: deliberation regarding the loan request from Sear'd, LLC.

Reconvene into open Session: Possible action on loan request from Sear'd LLC.

- 7.

Open Session: Loan request from ePower, LLC.

Closed Session: Loan request from ePower LLC.

Closed Session: Motion to convene into closed session under the exemption provided in Wis. Stat. ss.19.85(1)(g) for the purpose of conferring with legal counsel for the government body who is rendering oral or written advise concerning strategy to be adopted by the body with respect to litigation in which it is or could be involved, relating to a business loan for ePower, LLC.

Open Session: Motion to reconvene in open session for possible action relating to the matters discussed in closed session

8. Open Session: Loan request from NS Retail Holdings, LLC.

Closed Session: Loan request from NS Retail Holdings LLC.

Discussion and status of the business loan for NS Retail Holdings, LLC

Closed Session: Motion to convene into closed session under the exemption provided in Wis. Stat. ss.19.85(1)(g) for the purpose of conferring with legal counsel for the government body who is rendering oral or written advise concerning strategy to be adopted by the body with respect to litigation in which it is or could be involved, relating to a business loan for NS Retail Holdings, LLC.

Open Session: Motion to reconvene in open session for possible action relating to the matters discussed in closed session.

TENTATIVE DATE OF NEXT REGULAR MEETING

9. Feburary 18, 2026

ADJOURN

10. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

*City Hall • Mead Public Library
Sheboygan County Administration Building • City's website*