

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES

Wednesday, June 17, 2026

MEMBERS PRESENT: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Cleo Messner, Steven Harrison and Marcia Reinthaler.

STAFF/OFFICIALS PRESENT: City Attorney Liz Majerus, Finance Director Kaitlyn Krueger, Director of Planning and Development Taylor Zeinert, and Planner Jeff Witte

OTHER: Katie Nack (a representative from SVA) and Milo Weiss (a representative from Anglers Pub)

MEMBERS EXCUSED: Jim Conway

OPENING OF MEETING

1. Roll Call

Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Cleo Messner, Steven Harrison and Marcia Reinthaler

2. Call to Order

The Meeting was called to order at 7:45 AM

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

No conflicts of Interests were identified.

MINUTES

5. Motion to approve the minutes from May 20th, 2026.

Motion made by Cleo Messner, second by Deidre Martinez to approve the minutes from May 20, 2026. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Sheboygan Visual Artist Request to use RDA land for their annual Community Arts Festival.

Motion made by Deidra Martinez, second by Cleo Messner to allow use of RDA parcel 59281322010 for Community Arts Festival Events on 8/29-8/30 and 9/19-9/20.

7. Anglers Pub and Grill request to use RDA land for events.

Motion made by Marsha Reinthaler, second by Deidra Martinez to allow use of RDA parcel 59281322010 and 59281322001 for 4th of July event from 6/22-7/9 and for the boat races from 8/1-8/12. Motion carried.

ITEMS FOR CLOSED SESSION

8. Open Session: Loan Payments ePower LLC.

Closed Session: Loan payment ePower LLC.

Motion made Alderperson Dean Dekker, second by Deidre Martinez to go into closed session at 8:00 AM.

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.

Roll Call Vote: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Cleo Messner, Steven Harrison and Marcia Reinthaler

Nay: None

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

Motion made by Marcia Reinthaler, second by Deidre Martinez to reconvene into open session at 8:02 AM.

Roll Call Vote: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Cleo Messner, Steven Harrison and Marcia Reinthaler

Nay: None

Motion made by Deidra Martinez, second by Alderperson Dean Dekker to proceed with litigation. Motion carried.

9. Open Session: Loan for SEAR'D LLC.

Closed Session: Loan for SEAR'D LLC.

Motion made Marsha Reinthaler, second by Deidre Martinez to go into closed session at 8:00 AM

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.

Roll Call Vote: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Cleo Messner, Steven Harrison and Marcia Reinthaler

Nay: None

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

Motion made by Alderperson Dean Dekker, second by Marsha Reinthaler to reconvene into open session at 8:11 AM.

Roll Call Vote: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Cleo Messner, Steven Harrison and Marcia Reinthaler

Nay: None

Motion made by Alderperson Dean Dekker, second by Marsha Reinthaler to deny the request from SEAR'D LLC to move from second position on the business loan approved by the RDA on February 4 ,2026. Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

10. July 1, 2026

ADJOURN

11. Motion to Adjourn

Motion made by Martha Reinthaler, second by Alderperson Dean Dekker to adjourn. Motion carried. Being no further business, the meeting was adjourned at 8:35 AM.

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