CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY MINUTES

Wednesday, October 21, 2026

MEMBERS PRESENT: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Steve Harrison, Jim Conway and Cleo Messner

STAFF/OFFICALS PRESENT: Finance Director Kaitlyn Krueger, Planning and Development Director Zeinert, and Planner Jeff Witte

Excused: Marcia Reinthaler

OPENING OF MEETING

1. Roll Call

   Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Steve Harrison, Jim Conway, and Cleo Messner

2. Call to Order

   The meeting was called to order at 7:46 am.

3. Pledge of Allegiance

   The Pledge of Allegiance was recited.

4. Identify Potential Conflict(s) of Interest

   No conflict is identified.

MINUTES

5. Motion to approve the minutes from October 7, 2026.

   Motion made by Steve Harrison, second by Deidre Martinez to approve the minutes from October 7, 2026. Motion carried.

CLOSED SESSION

6. EPower LLC Update

   Motion made by Steve Harrison, second by Alderperson Dean Dekker to convene into closed session.

   Roll Call Vote:

Yea: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Steve Harrison, Jim Conway and Cleo Messner

Nay: None

Abstain: None

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

7. Motion to reconvene in open session

   Roll Call Vote:

   Yea: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Steve Harrison, Jim Conway and Cleo Messner

   Nay: None

   Abstain: None

   A motion was made by Jim Conway, seconded by Alderperson Deidre Martinez, to resolve the outstanding issue with ePower, LLC, through a settlement of $3,000, payable in three (3) monthly installments of $1,000 each. The motion further stipulates that failure to comply with the agreed-upon payment terms will result in a request for repayment of the full outstanding amount. Motion carried.

ITEMS FOR DISSCUSSION AND POSSIBLE ACTION

8. Quarterly Financial Report

   Finance Director Krueger presented the Quarterly Financial Report for review and discussion.

9. Amendments to the Business Revolving Loan Fund Manual

   Motion by Jim Conway, seconded by Steve Harrison, to approve the amendments to the Business Revolving Loan Fund Manual and replace “Designated Committee” with “Redevelopment Authority "on page 16. Motion carried.

10. 2026 RLF Application Statistics

    Planning and Development Director Zeinert presented 2026 RLF application statistics for review and discussion.

TENTATIVE DATE OF NEXT REGULAR MEETING

11. November 4, 2026

ADJOURN

12. Motion to Adjourn

    Motion made by Deidra Martinez second by Alderperson Dean Dekker to adjourn the meeting. Motion carried. Being no further business, the meeting was adjourned at 8:24 am.