

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES

Wednesday, June 04, 2025

MEMBERS PRESENT: Roberta Filicky-Peneski, Steven Harrison, Jim Conway, Cleo Messner, Alderperson Robert La Fave, Darrell Hofland and Deidre Martinez.

STAFF/OFFICIALS PRESENT: Mayor Ryan Sorenson, Deputy City Attorney Liz Majerus, Director of Planning and Development Taylor Zeinert, Finance Director Kaitlyn Krueger, Assistant to the City Administrator Marie Foss, Kristen Fish-Peterson (Redevelopment Resources – via remote attendance).

OTHERS: Samuel Malei, Steve Knaus, Marty Cowie, Lenny Schaub, and Asher Heimermann.

OPENING OF MEETING

1. Roll Call: Roberta Filicky-Peneski, Steven Harrison, Cleo Messner, Jim Conway, Deidre Martinez, Alderperson Robert La Fave, and Darrell Hofland

2. Call to Order

Chair Roberta Filicky-Peneski called the meeting to order at 7:45 AM.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

Committee Member Deidre Martinez identified a conflict with Item #7 on the agenda.

MINUTES

5. Motion to approve the minutes from April 30, 2025.

Motion made by Steven Harrison, seconded by Alderperson Robert La Fave to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action relating to a loan modification request for the previously approved business development loan to Old World Creamery located at 1606 Erie Avenue.

Motion to approve a loan modification request made by Deidre Martinez, seconded by Alderperson Robert La Fave. Motion carried.

7. Discussion and possible action on a potential business development loan for Sheboygan 8th St. Acquisitions, LLC for a business located at 925 N 8th Street.

Presentation by Sheboygan 8th St. Acquisitions, LLC for a business proposal at 925 N 8th Street.

Adjourn into closed session pursuant to Wisconsin Statutes 19.85(1)(e)(deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session) relating to the following: Consider loan application for Sheboygan 8th St. Acquisitions, LLC

Motion by Alderperson Robert La Fave, seconded by Darrell Hofland to convene in closed session.

Roll Call Vote:

Yea: Filicky-Peneski, Harrison, Hofland, Messner, La Fave and Conway

Nay: None

Abstain: Martinez

Open Session: Motion to reconvene into open session.

Motion by Darrell Hofland, seconded by Steven Harrison to convene in open session.

Roll Call Vote:

Yea: Filicky-Peneski, Harrison, Hofland, Messner and La Fave

Nay: None

Abstain: Martinez and Conway (conflict of interest identified in closed session)

Discussion and possible action on the business loan application

Motion by Darrell Hofland, seconded by Alderperson Robert La Fave to table Item #7. Motion carried (Abstained by Martinez and Conway).

8. Adjourn into closed session pursuant to Wisconsin Statutes 19.85(1)(g), which allows the body to confer with legal counsel 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, to wit: Developing strategy to address default of business development loan for NS Retail Holdings.

Motion by James Conway, seconded by Alderperson Robert La Fave to convene in closed session.

Roll Call:

Yea: Filicky-Peneski, Harrison, Hofland, Messner, La Fave, Conway and Martinez

Nay: None

Open Session: Motion to reconvene into open session.

Motion by Darrell Hofland, seconded by Deidre Martinez to convene in open session.

Roll Call:

Yea: Filicky-Peneski, Harrison, Hofland, Messner, La Fave, Conway and Martinez

Nay: None

Discussion and possible action on the business development loan.

Motion by Jim Conway, seconded by Deidre Martinez to authorize the City Attorney's office to draft and send a demand letter to the borrower citing the right to cure within the parameters of the the contract. Motion Carried.

9. Discussion and action on appointment of Taylor Zeinert as RDA Executive Director.

Motion by Deidre Martinez, seconded by Alderperson Robert La Fave to approve the appointment of Taylor Zeinert as the RDA Executive Director.

10. Discussion and possible action of the RDA property by Driftwood Bar and Grill for a special event on July 2-6, 2025.

Motion by Darrell Hofland, seconded by Alderperson Robert La Fave to approve the use upon the same conditions as approved in 2024 (RDA land use fee, music must end by 10:00pm, proof of insurance and hold harmless agreement, tent and signs to be removed on or before July 6, 2025 and special events permit through DPW and Change of Premise through the Clerks Office). Motion carried.

NEXT MEETING

11. To Be Determined

ADJOURN

12. Motion to Adjourn

Motion by Deidre Martinez, second by Alderperson Robert La Fave to adjourn. Motion carried. Being no further business, the meeting was adjourned at 9:26 AM.