

CITY OF SHEBOYGAN

FINANCE AND PERSONNEL COMMITTEE MEETING MINUTES

Monday, April 13, 2026

OPENING OF MEETING

1. Call to Order

The meeting was called to order at 6:00 PM

2. Roll Call

Alderspersons present: Chair Mitchell, Vice Chair Perrella, Dekker, Close - 4

Alderspersons excused: Belanger - 1

3. Pledge of Allegiance

4. Approval of Minutes

Finance and Personnel Committee Meetings held on March 9 and March 16, 2026

MOTION TO APPROVE THE MINUTES FROM MARCH 9 AND MARCH 16, 2026

Motion made by Aldersperson Perrella, Seconded by Aldersperson Dekker

Voting Yea: Dekker, Close, Perrella, Mitchell - 4

5. Public Comment

Limit of three minutes per person with comments limited to items on this agenda.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Report 54-25-26 by City Attorney Liz Majerus submitting the exit interview summary for the City of Sheboygan for Quarter 1 of 2026.

MOTION TO RECOMMEND THE COMMON COUNCIL FILE THE REPORT

Motion made by Aldersperson Perrella, Seconded by Aldersperson Dekker

Voting Yea: Dekker, Close, Perrella, Mitchell - 4

7. Report 56-25-26 by City Attorney Department submitting the quarterly claims report.

MOTION TO RECOMMEND THE COMMON COUNCIL FILE THE REPORT

Motion made by Aldersperson Perrella, Seconded by Aldersperson Dekker

Voting Yea: Dekker, Close, Perrella, Mitchell - 4

8. Res. No. 201-25-26 by Alderpersons Mitchell and Perrella accepting the Harbor Centre Business Improvement District's 2025 Financial Review Letter Report.

MOTION TO RECOMMEND THE COMMON COUNCIL ADOPT THE RESOLUTION
Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4

9. Res. No. 202-25-26 by Alderpersons Mitchell and Perrella authorizing the appropriate City officials to execute a First Amendment to Tax Incremental District Development Agreement between Waterside Hospitality LLC. and the City of Sheboygan revising the construction commencement date.

MOTION TO RECOMMEND COMMON COUNCIL ADOPTION OF A SUBSTANTIALLY
SIMILAR DOCUMENT TO THE ATTACHED
Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4

10. Res. No. 208-25-26 by Alderpersons Mitchell and Perrella authorizing the purchase of 1127 South 7th Street in the City of Sheboygan from the County of Sheboygan.

MOTION TO RECOMMEND THE COMMON COUNCIL ADOPT THE RESOLUTION
Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4

11. Res. No. 209-25-26 by Alderpersons Mitchell and Perrella authorizing entering into a First Amendment to Tax Incremental District Development Agreement between the City of Sheboygan and Malibu Apartments, LLC.

MOTION TO RECOMMEND COMMON COUNCIL ADOPTION OF A SUBSTANTIALLY
SIMILAR DOCUMENT TO THE ATTACHED
Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4

12. Res. No. 210-25-26 by Alderpersons Mitchell and Perrella authorizing the appropriate City officials to execute a conflict waiver letter prepared by von Briesen & Roper, s.c. regarding representation of the City of Sheboygan, as buyer, and the Redevelopment Authority, as seller, in a real estate transaction.

MOTION TO RECOMMEND THE COMMON COUNCIL ADOPT THE RESOLUTION
Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4

"LITIGATION" Documents to be referred to the Finance and Personnel Committee of the 2026-2027 Common Council

13. Report 34-25-26 by City Clerk submitting a Summons and Complaint in the matter of SCR RC Funding IV LLC vs. City of Sheboygan; recommends referring to the Finance and Personnel Committee of the 2026-2027 council year.

MOTION TO RECOMMEND THE COMMON COUNCIL REFER THE REPORTS TO THE 2026-2027 FINANCE AND PERSONNEL COMMITTEE

Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4

14. Report 36-25-26 by City Clerk submitting a Summons and Complaint in the matter of Waldo State Bank vs. Taylor Properties LLC et al (Case number 2025CV000834); recommends referring to the Finance and Personnel Committee of the 2026-2027 council year.

MOTION TO RECOMMEND THE COMMON COUNCIL REFER THE REPORTS TO THE 2026-2027 FINANCE AND PERSONNEL COMMITTEE

Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4

15. Report 37-25-26 by City Clerk submitting a Summons and Complaint in the matter of Waldo State Bank vs. Taylor Properties LLC et al (Case number 2025CV000835); recommends referring to the Finance and Personnel Committee of the 2026-2027 council year.

MOTION TO RECOMMEND THE COMMON COUNCIL REFER THE REPORTS TO THE 2026-2027 FINANCE AND PERSONNEL COMMITTEE

Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4

16. Report 49-25-26 by City Clerk submitting a Summons and Complaint in the matter of Planet Home Lending, LLC vs. Breanna Crump et al; recommends referring to the Finance and Personnel Committee of the 2026-2027 council year.

MOTION TO RECOMMEND THE COMMON COUNCIL REFER THE REPORTS TO THE 2026-2027 FINANCE AND PERSONNEL COMMITTEE

Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4

17. Report 52-25-26 by City Clerk submitting a Summons and Complaint in the matter of Wal-Mart Stores Inc. vs. City of Sheboygan; recommends referring to the Finance and Personnel Committee of the 2026-2027 council year.

MOTION TO RECOMMEND THE COMMON COUNCIL REFER THE REPORTS TO THE
2026-2027 FINANCE AND PERSONNEL COMMITTEE

Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4

18. R. O. No. 10-25-26 by City Clerk submitting a Summons and Complaint in the matter of Katherine Kobs v. City of Sheboygan; recommends referring to the Finance and Personnel Committee of the 2026-2027 council year.

MOTION TO RECOMMEND THE COMMON COUNCIL REFER THE REPORTS TO THE
2026-2027 FINANCE AND PERSONNEL COMMITTEE

Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4

19. R. C. No. 271-24-25 by Finance and Personnel Committee to whom was referred R. C. No. 266-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 78-23-24 by City Clerk submitting a Summons and Complaint in the matter of Walmart Real Estate Business Trust c/o Wal-Mart Stores, Inc. vs. City of Sheboygan; recommends referring to the Finance and Personnel Committee of the 2026-2027 council year.

MOTION TO RECOMMEND THE COMMON COUNCIL REFER THE REPORTS TO THE
2026-2027 FINANCE AND PERSONNEL COMMITTEE

Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4

20. R. C. No. 277-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 85-24-25 by City Clerk submitting a Summons and Complaint in the matter of SCR RC Funding IV LLC vs City of Sheboygan; recommends referring to the Finance and Personnel Committee of the 2026-2027 council year.

MOTION TO RECOMMEND THE COMMON COUNCIL REFER THE REPORTS TO THE
2026-2027 FINANCE AND PERSONNEL COMMITTEE

Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4

21. R. C. No. 276-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 16-24-25 by City Clerk submitting a Summons and Complaint in the matter of SCF RC Funding IV LLC vs. City of Sheboygan; recommends referring to the Finance and Personnel Committee of the 2026-2027 council year.

MOTION TO RECOMMEND THE COMMON COUNCIL REFER THE REPORTS TO THE
2026-2027 FINANCE AND PERSONNEL COMMITTEE

Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4

22. R. C. No. 278-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 89-24-25 by City Clerk submitting a Summons and Complaint in the matter of Wal-Mart Stores, Inc. v. City of Sheboygan; recommends referring to the Finance and Personnel Committee of the 2026-2027 council year.

MOTION TO RECOMMEND THE COMMON COUNCIL REFER THE REPORTS TO THE
2026-2027 FINANCE AND PERSONNEL COMMITTEE

Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4

ITEMS FOR DISCUSSION ONLY

23. City Attorney Office Quarter 1 Report

MOTION TO RECOMMEND THE COMMON COUNCIL FILE THE REPORT

Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4

TENTATIVE DATE OF NEXT REGULAR MEETING

24. Next Tentative Meeting Date – TBD

ADJOURN MEETING

25. Motion to Adjourn - Sine Die

MOTION TO ADJOURN 6:40 PM

Motion made by Alderperson Perrella, Seconded by Alderperson Dekker
Voting Yea: Dekker, Close, Perrella, Mitchell - 4