

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES

Wednesday, April 30, 2025

MEMBERS PRESENT: Roberta Filicky-Peneski, Steven Harrison, Jim Conway, Cleo Messner and Alderperson Robert LaFave.

MEMBERS EXCUSED: Darrell Hofland and Deidre Martinez

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

OTHERS: Paul Weaver and Bob Heimerl

OPENING OF MEETING

1. Roll Call: Roberta Filicky-Peneski, Cleo Messner, Jim Conway, Alderperson Robert LaFave and Steven Harrison.

2. Call to Order

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

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

No committee member had a conflict of interest.

MINUTES

5. Motion to approve the minutes from the April 16, 2025 meeting.

Motion made by Steve Harrison, second by Jim Conway to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and project plan update for the redevelopment of Parcel No. 59281322060.

Paul Weaver presented project plans for the redevelopment of Parcel No. 59281322060 on South Pier Dr.

Motion to Approve on drafting a ground lease for future approval by the RDA made by Steve Harrison, second by Jim Conway. Motion carried.

7. Discussion and possible action on a consent to mortgage between the Redevelopment Authority, Daniel Welsch - DBA Dumper Dan's and UnitedOne Credit Union for Parcel nos. 59281323656, 59281322035 and 59281322035.

Motion to Approve consent to mortgage subject to approval and/or modification of the City Attorney's office made by Steve Harrison, second by Jim Conway. Motion carried.

8. Discussion and possible action regarding Parcel No. 59281106225.

Director of Parking and Transit Derek Muench gave an overview of the history of the lot and future plans for the parking in the immediate area of this parcel.

Motion to approve selling Parcel No. 59281106225 to the Sheboygan Parking Utility for \$8,910.00 made by Jim Conway, second by Steve Harrison. Motion carried.

9. Discussion and possible action on use of the RDA property by Down Syndrome Association of Wisconsin for the Sheboygan and Surrounding Counties Annual Mini Golf and Awareness Walk held on September 27, 2025.

Motion to approve land use of RDA property made by Alderperson Robert LaFave, second by Steve Harrison. Motion carried.

NEXT MEETING

10. To Be Determined

ADJOURN

11. Motion to Adjourn

Motion by Alderperson Robert LaFave, second by Steve Harrison to adjourn. Motion carried. Being no further business, the meeting was adjourned at 8:41 am.