

**CITY OF SHEBOYGAN**  
**REDEVELOPMENT AUTHORITY MINUTES**

**Wednesday, July 24, 2024**

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**MEMBERS PRESENT:** Cleo Messner, Steven Harrison, Darrell Hofland, Roberta Filicky-Peneski, and Deidre Martinez

**MEMBERS EXCUSED:** Alderperson Robert LaFava, and Jim Conway

**STAFF/OFFICIALS PRESENT:** Mayor Ryan Sorenson, City Attorney Charles Adams, Planning & Development Director Diane McGinnis-Casey, and Community Development Planner Janet Duellman

**OTHERS PRESENT:** Courtney and Carter Rhoades

**OPENING OF MEETING**

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

2. Call to Order

Chair Roberta Filicky-Peneski called the meeting to order.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

No conflict of interest

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

5. Discussion and possible action on subleasing of the building located at 802 Blue Harbor Drive.

Carter and Courtney Rhoades were present.

Mayor Ryan Sorenson started by saying how much the citizens of Sheboygan would love a trampoline park and that Carter and Courtney are working with Blue Harbor to move into the Triple Play building.

Carter and Courtney Rhoades stated they have an extensive background in gymnastics. They would be offering foam pits, tot area, basket ball hoops with trampolines under the hoops, a ninja area and more.

The committee inquire if they would be using the whole building. Courtney stated that they would be using 30,000 sq ft and the remaining 5,000 sq ft Blue Harbor would keep for maintenance equipment. Roberta Filicky-Peneski inquired if Blue Harbor was keeping the area by the overhead doors and if they would be building a wall to keep the two separated? Carter stated yes, they would be building a wall and that Blue Harbor is keeping the overhead door area. The committee inquired

about the cost and when they plan on opening. Courtney and Carter stated that it would be an hourly rate or they would sell memberships as well. Their plan is to open two months after the lease is signed. Planning & Development Director Diane McGinnis-Casey asked if they had a copy of the sublease so that it can be reviewed at the city level. Courtney stated that they don't have it yet. City Attorney Charles Adams stated that at minimum the sublease should be reviewed by Planning & Development Director Diane McGinnis-Casey and himself. Roberta Filicky-Peneski inquired about liability. Carter Rhoades stated that they would have the industry standard. Planning & Development Director Diane McGinnis-Casey mentioned that Courtney and Carter Rhoades brought up subleasing a portion of their space for concession and/or other items, if that were to happen it would be the responsibility of Blue Harbor to bring back the sublease due to Blue Harbor being the lease hold with the Redevelopment Authority. Steve Harrison inquired about the number of employees. Carter and Courtney stated that they would start with 4 employees and have 12 by the end of the 1<sup>st</sup> year. They would pay \$10 to \$15.00/hour based on experience and they will have a counter person who will be salaried. Deidre Martinez inquired about the number of children to adult. Courtney stated that it would be 1 adult to 15 -20 children.

Roberta Filicky-Peneski stated that the Redevelopment Authority would need to see the liability insurance, sublease between Blue Harbor and Carter/Courtney Rhoades, and the rest of the paperwork listed in the ground lease. The committee discussed if the paperwork needed to come back to the committee or if the City Attorney and Planning & Development Director could review.

Motion by Deidre Martinez, second by Steven Harrison to approve on the condition that the City Attorney and Planning & Development Director receive and review the liability insurance and the sublease. If the staff has any questions/concerns it is to be brought back to the committee for further review and discussion. Motion carried.

## **NEXT MEETING**

August 7, 2024

## **ADJOURN**

### **6. Motion to Adjourn**

Motion by Deidre Martinez, second by Darrell Hofland to adjourn. Motion carried.

Being no further business to meeting was adjourned at 8:05 a.m.