CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY MINUTES

Wednesday, October 7, 2026

MEMBERS PRESENT: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Steven Harrison, Jim Conway and Marcia Reinthaler

STAFF/OFFICALS PRESENT: City Attorney Majerus, Assistant City Attorney Murray, Planning and Development Director Zeinert, and Planner Jeff Witte

Excused: Cleo Messner

OPENING OF MEETING

1. Roll Call

   Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Steven Harrison, Jim Conway, and Marcia Reinthaler

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 September 2, 2026.

   Motion made by Alderperson Dean Dekker, second by Marcia Reinthaler to approve the minutes from September 2, 2026. Motion carried.

CLOSED SESSION

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, Steven Harrison, Jim Conway and Marcia Reinthaler

Nay: None

Abstain: None

6. 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 Aspen Oak, LLC and

7. 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

8. Motion by Alderperson Dean Dekker, second by Deidre Martinez to reconvene into open session for possible action relating to the matters discussed in closed session.

   Roll Call Vote:

   Yea: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Steven Harrison, Jim Conway and Marcia Reinthaler

   Nay: None

   Abstain: None

   Motion made by Marcia Reinthaler, second by Alderperson Dean Dekker to send a demand letter to Aspen Oak, LLC with language noting the consequence of further and repeated default will result in requesting loan repayment in full. Motion carried.

   Motion made by Steve Harrison, Second by Alderperson Dean Dekker to direct staff to negotiate legal fees with ePower LLC. Motion carried.

ITEMS FOR DISSCUSSION AND POSSIBLE ACTION

9. Request to place a sculpture on parcel 59281107761 (Worker's Water Street Park).

   Motion Jim Conway, second by Deidre Martinez to approve receiving the public art sculpture gift and place it on RDA parcel 59281107761 per submitted site concept. Motion carried with Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Jim Conway and Marcia Reinthaler voting Yea and Steve Harrison voting Nay.

Jim Conway leaves the meeting at 8:30.

10. Discuss characteristics of a Healthy Business Revolving Loan Fund

Discussion was held by the Redevelopment Authority about what makes a healthy Business Revolving Loan Fund.

TENTATIVE DATE OF NEXT REGULAR MEETING

11. October 21, 2026

ADJOURN

12. Motion to Adjourn

Motion made by Marsha Reinthaler second by Alderperson Dean Dekker to adjourn the meeting. Motion carried. Being no further business, the meeting was adjourned at 8:48 am.