

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

**Wednesday, May 01, 2024**

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**MEMBERS PRESENT:** Roberta Filicky-Peneski, Jim Conway, Steven Harrison, and Cleo Messner

**MEMBERS EXCUSED:** Deidre Martinez, and Darrell Hofland

**STAFF/OFFICIALS PRESENT:** Planning & Development Director Diane McGinnis-Casey, Mayor Ryan Sorenson, Finance Director Kaitlyn Krueger, and Community Development Planner Janet Duellman

**OTHERS PRESENT:** Attorney Brion Winters and Joel Pipkorn

**OPENING OF MEETING**

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

2. Call to Order

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 member had a conflict of interest.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

6. Election of Chairperson

Roberta Filicky-Peneski was nominated.

Motion by Jim Conway, second by Cleo Messner. Motion carried.

7. Election of Vice-Chairperson

Steven Harrison was nominated.

Motion by Jim Conway, second by Cleo Messner. Motion carried.

**MINUTES**

5. Approval of minute from the April 3, 2024 meeting.

Motion by Cleo Messner, second by Jim Conway to approve. Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

8. Discussion and possible action on Special Event Permit # 52 for Powerboard P1 USA LLC (Michelle Petro) to use various vacant properties on South Pier from August 8, 2024 to August 12, 2024.

Community Development Planner Janet Duellman explained that the committee had previously seen the request from Powerboard P1 and the request was for every vacant property on South Pier and the committee had asked them to go back and decide which properties they would like and what they would use them for. Powerboard has decided on Lot 4 & 5. They are proposing to use lot 4 for Race Car/Boat Display/Event Info Booth and lot 5 will be for VIP parking.

Motion by Steven Harrison, second by Jim Conway to approve the use of Redevelopment Authority property (parcel # 59281322003 & 59281322010(p)) for August 8, 2024 to August 12, 2024 with the following conditions: Proof of Insurance, Hold Harmless, \$50.00 RDA land use fee (per lot), tent(s)/stage(s) and signs to be removed on or before August 12, 2024 (if applicable), Special Event permit through Department of Public Works, Change of Premises through Clerks Department, and any damage to the property must be fix and it should be returned to its original condition by August 16, 2024. Motion carried.

9. Discussion and possible action on Special Event Permit #73 for Down Syndrome Association of Wisconsin (Erika Pankratz) to use lot #9 of South Pier on September 14, 2024.

Community Development Planner Janet Duellman explained that the Down Syndrome Association would like to use lot 9 which is a small piece of land to the east of the mini golf course. They would like to place a stage on it to present the awards to the participants. The same request was approved by Redevelopment Authority last year and there were no noted concerns.

Motion by Cleo Messner, second by Jim Conway to approve the use of Redevelopment Authority property (parcel # 59281322001(p)) for September 14, 2024 with the following conditions: Proof of Insurance, Hold Harmless, \$50.00 RDA land use fee, tent(s)/stage(s) and signs to be removed on or before September 16, 2024 (if applicable), Special Event permit through Department of Public Works, and Change of Premises through Clerks Department. Motion carried.

10. Discussion and possible action on conflict waiver for the Pipkorn project located on South Pier.

Attorney Brion Winters explained that this was needed because he is drafting Condo Association documents for Joel Pipkorn's project while also representing the City of Sheboygan/Redevelopment Authority for the ground lease. This is just to make sure that all parties are aware of the agreement and to have an understanding that all work performed for Joel Pipkorn will be billed to Joel Pipkorn and the any work performed for the City of Sheboygan/Redevelopment Authority will be charged to them.

Motion by Steven Harrison, seconded by Jim Conway to approve the conflict of interest waiver and to obtain the appropriate Redevelopment Authority signatures. Motion carried.

11. Discussion and possible action on the proposed Pipkorn Development located on South Pier.

**Closed Session:** Motion to convene into closed session under the exemption provided in Sec. 19.85(1)(e) Wis. Stats. for the purpose of negotiating the purchasing of public properties or conducting other specified public business, to-wit: Discussion regarding a potential development on South Pier where competitive and bargaining reasons require a closed session.

Motion by Steven Harrison, second by Jim Conway to convene into Closed Session.

Roll Call Vote:

Yea: Filicky-Peneski, Conway, Harrison, and Messner

Nay: None.

Motion Carried.

**Open Session:** Motion to reconvene into open session.

Motion by Steven Harrison, second by Jim Conway to reconvene into Open Session.

Roll Call Vote:

Yea: Filicky-Peneski, Conway, Harrison, and Messner

Nay: None.

Motion Carried.

Discussion and possible action of closed session item.

Motion by Jim Conway, second by Steven Harrison to approve the draft ground lease with the Performance Bond and Joel Pipkorn to come to the May 15, 2024 meeting with the Performance Bond. Motion carried.

Joel Pipkorn asked if the Redevelopment Authority had any input on the name of the development or if there was something that they had in mind. The Redevelopment Authority responded that he could choose the name.

12. Discussion and action on the payment of the Lawn Care bill for the Redevelopment Authority properties.

Community Development Planner Janet Duellman presented the bill to the Redevelopment Authority.

Motion by Jim Conway, second by Steven Harrison to approve payment of the Lawn Care bill. Motion carried.

13. Discussion and possible action on business loans quarterly report and year to date financial report.

Finance Director Kaitlyn Krueger review the business loans quarterly report and year to date financial reports.

## **NEXT MEETING**

May 15, 2024

## **ADJOURN**

### 15. Motion to Adjourn

Motion by Jim Conway, second by Steven Harrison to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 8:58 a.m.