



REDEVELOPMENT AUTHORITY AGENDA

June 17, 2026 at 7:45 AM

City Hall - Conference Room 106, 828 Center Avenue,
Sheboygan, WI

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Building Inspection office, (920) 459-3477. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the Building Inspection office at 920-459-3477 by 12:00 p.m. on meeting day so that the person may be provided a remote link for that purpose. All Committee members may attend the meeting remotely.

OPENING OF MEETING

1. Roll Call
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

MINUTES

5. Motion to approve the minutes from May 20th, 2026.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Sheboygan Visual Artist Request to use RDA land for their annual Community Arts Festival.
7. Anglers Pub and Grill request to use RDA land for events.

ITEMS FOR CLOSED SESSION

8. Open Session: Loan Payments ePower LLC.

Closed Session: Loan payment ePower LLC.

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: Motion to reconvene in open session for possible action relating to the matters discussed in closed session.

9. Open Session: Loan for SEAR'D LLC.

Closed Session: Loan for SEAR'D LLC.

Motion to convene into closed session under the exemption provided in Sec.19.85(1)(e)Wis. Stats for the purpose of deliberating or negotiating the investment of public funds or conducting other specified public business when competitive or bargaining reasons require a closed session, to wit: deliberation regarding the loan request from SEAR'D, LLC.

Open Session: Motion to reconvene in open session for possible action relating to the matters discussed in closed session.

TENTATIVE DATE OF NEXT REGULAR MEETING

10. July 1, 2026

ADJOURN

11. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES
Wednesday, May 20, 2026

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

STAFF/OFFICIALS PRESENT: City Attorney Liz Majerus, Finance Director Kaitlyn Krueger, Director of Planning and Development Taylor Zeinert, and Planner Jeff Witte

OTHER: Katie Nack (a representative from SVA) and Mike Brunette

MEMBERS EXCUSED: Jim Conway entered the meeting at 7:48

OPENING OF MEETING

1. Roll Call

Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Cleo Messner, Steven Harrison and Marcia Reinthaler

2. Call to Order

The Meeting was called to order at 7:45 AM

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

No conflicts of Interests were identified.

MINUTES

5. Motion to approve the minutes from May 6, 2026.

Motion Made by Alderperson Dekker, second by Deidra Martinez to approve the minutes from May 20, 2026. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Sheboygan Visual Artist Request to use RDA land for their annual Community Arts Festival.

Motion made by Alderperson Dekker, second by Deidra Martinez to allow use of RDA parcel 59281322010 for Community Arts Festival Events on 5/23-5/24,6/13-6/14,6/26-6/28,7/2-7/3, 7/25-7/26 and 8/8-8/9.

7. Anglers Pub and Grill request to use RDA land for events.

Motion made by Deidra Martinez, second by Cleo Messner to table this item until owner can be present at the meeting for questions.

8. Quarterly Financial Report

Finance Director Krueger gave the Quarterly Financial Report

9. Annual Review of the Economic Policy Manual

Planning and Development Director Zeinert asked the Redevelopment Authority members to review and sign the Code of Ethics. This will be done annually. No changes were identified.

ITEMS FOR CLOSED SESSION

10. Open Session: Discussion on parking near 834 N Water Street

Closed Session: Discussion on parking near 834 N Water Street

Motion made Marsha Reinthaler, second by Deidre Martinez to go into closed session at 8:08 Am.

Closed Session: Motion to convene into closed session under the exemption provided in Wis. Stat. ss.19.85(1)(e) for the purpose of conferring with legal counsel for the government body who is rendering oral or written advise concerning acquiring land.

Roll Call Vote: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Cleo Messner, Steven Harrison and Marcia Reinthaler

Nay: None

Open Session: Motion to reconvene in open session for possible action relating to the matters discussed in closed session

Motion made by Deidre Martinez, second by Steve Harrison to reconvene into open session at 8:22 AM.

Roll Call Vote: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Cleo Messner, Steven Harrison and Marcia Reinthaler

Nay: None

TENTATIVE DATE OF NEXT REGULAR MEETING

11. June 3, 2026

ADJOURN

12. Motion to Adjourn

Motion was made by Martha Reinthaler, second Deidra Martinez to adjourn. Motion carried.
Being no further business, the meeting was adjourned at 8:35 AM.

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website



**City of Sheboygan
PLANNING AND DEVELOPMENT**

Sheboygan City Hall
828 Center Ave, Suite 201
Sheboygan, WI 53081

To: Redevelopment Authority

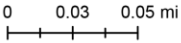
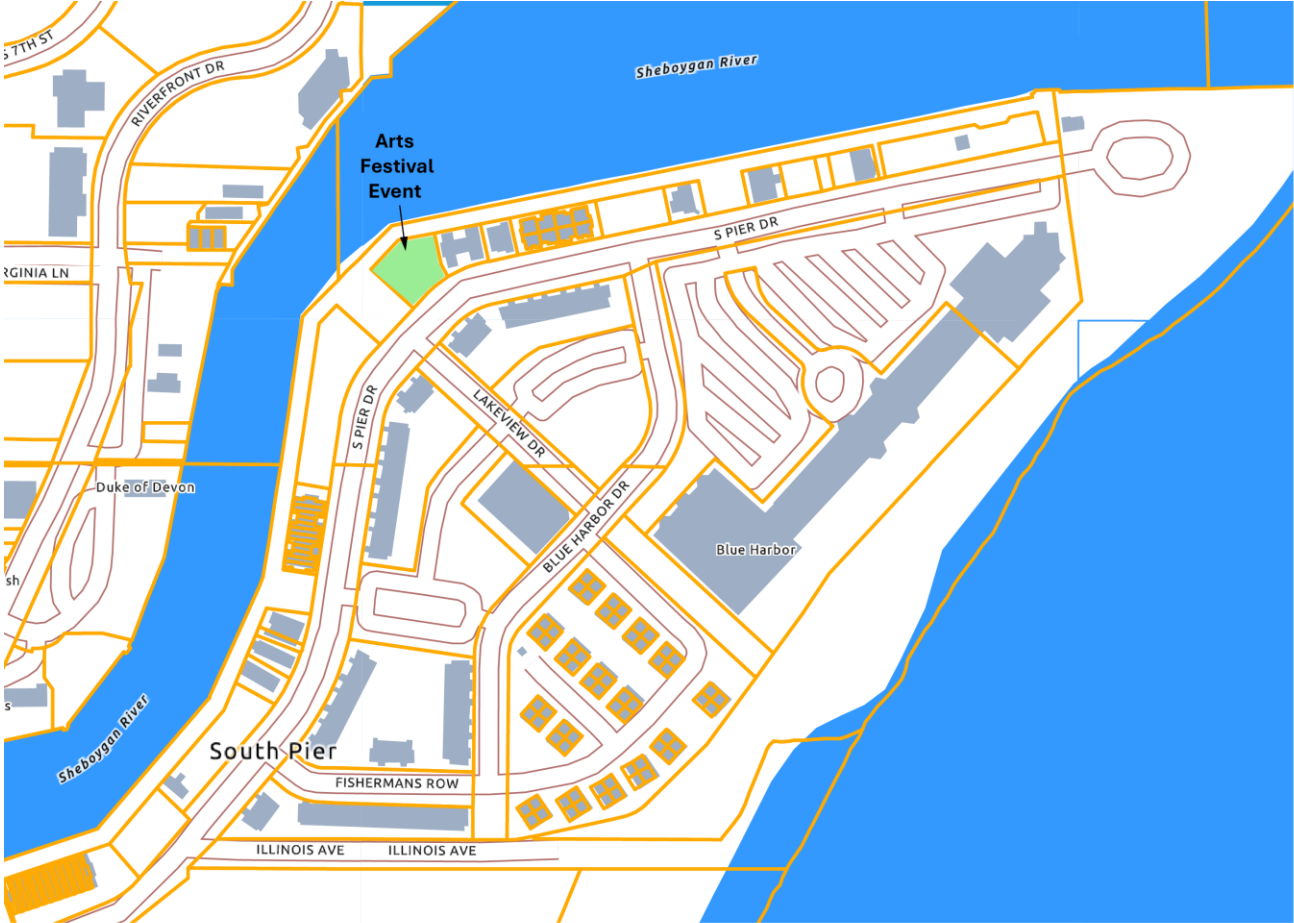
Date: June 9th, 2026

Subject: Use of RDA properties by Sheboygan Visual Artist for two additional weekends.

Sheboygan Visual Artist is requesting to use the RDA owned property, parcel 59281322010, on South Pier Drive for two additional weekends for their annual Community Arts Events. The artist will exhibit, sell, demonstrate and provide workshops. The request is to use the property on August 29th–30th and September 19th–20th.

City of Sheboygan PLANNING AND DEVELOPMENT

Sheboygan City Hall
828 Center Ave, Suite 201
Sheboygan, WI 53081





**City of Sheboygan
PLANNING AND DEVELOPMENT**

Sheboygan City Hall
828 Center Ave, Suite 201
Sheboygan, WI 53081

To: Redevelopment Authority

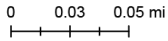
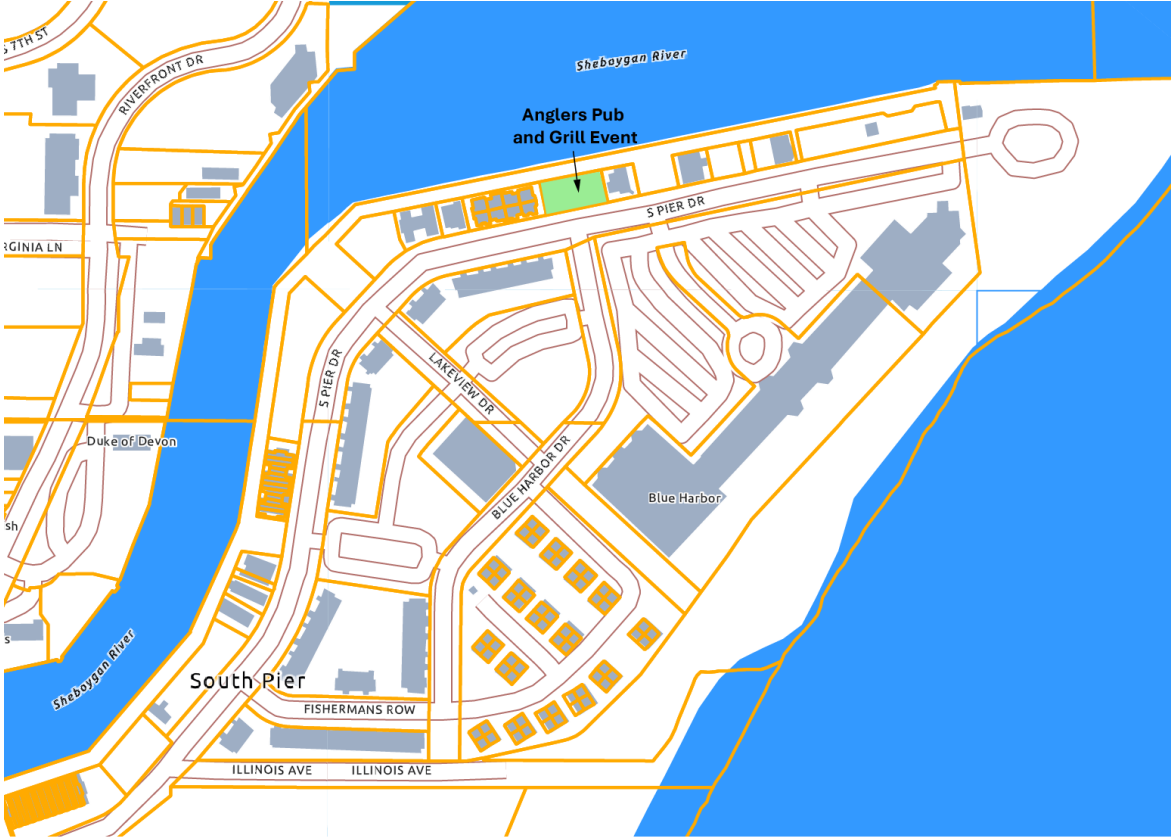
Date: June 9th, 2026

Subject: Use of RDA properties by Anglers Pub and Grill

Anglers Pub and Grill is requesting to use the RDA owned property adjacent at 518 S South Pier Drive (see attached map) for a gathering place for folks from 6/22 - 7/8 for the 4th of July event and on August 1-12 for the Boat Races. The extra days are to accommodate set-up and tear-down. There is an expected attendance of 800 for both of events.

City of Sheboygan PLANNING AND DEVELOPMENT

Sheboygan City Hall
828 Center Ave, Suite 201
Sheboygan, WI 53081



RIVER

Item 7.

EXISTING SIDEWALK

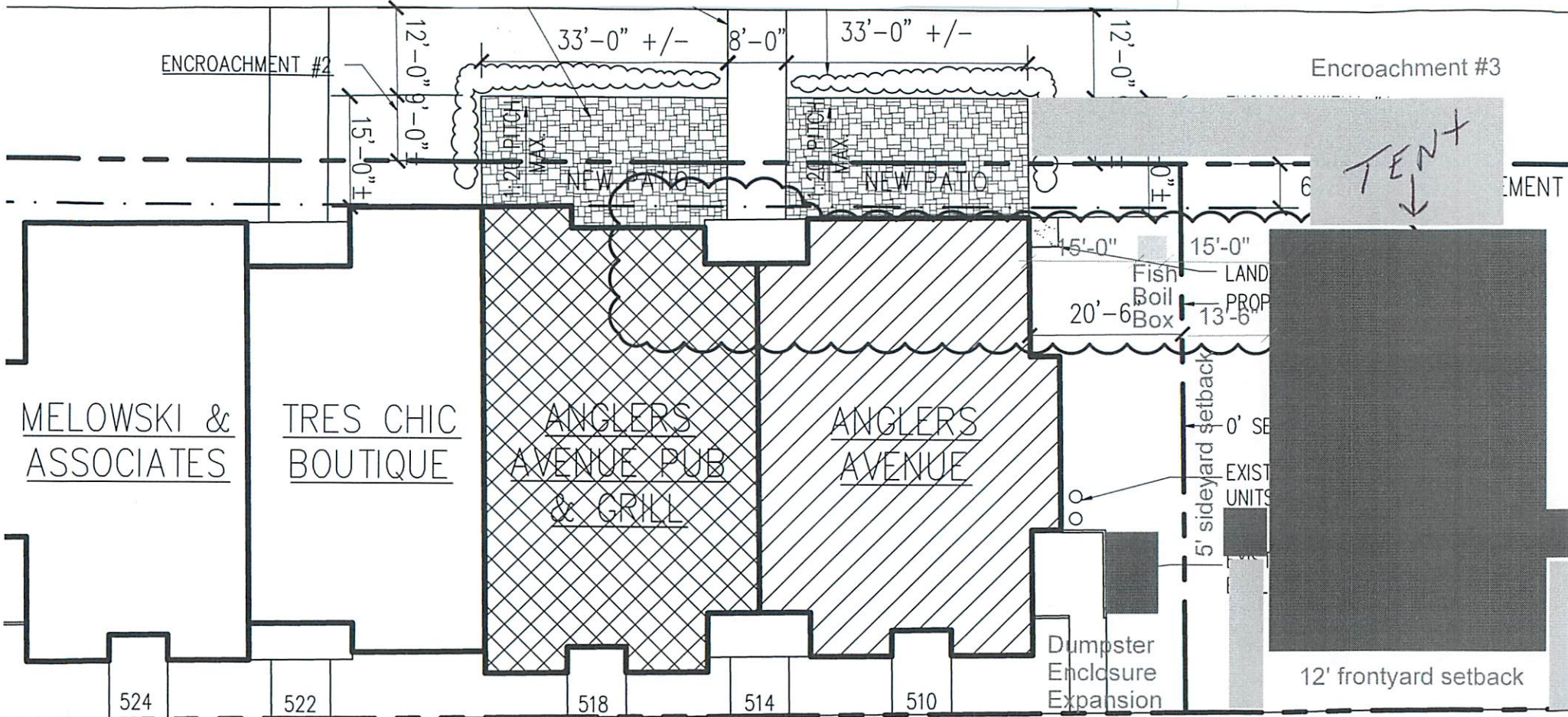
STAMPED CONCRETE OR
DECORATIVE PAVER PATIO

4 TABLES

PROMENAD

ENCROACHMENT #2

Encroachment #3



MELOWSKI &
ASSOCIATES

TRES CHIC
BOUTIQUE

ANGLERS
AVENUE PUB
& GRILL

ANGLERS
AVENUE

TENT

Fish
Boil
Box
20'-6"

LAND
PROP
13'-6"

5' sideyard setback

EXIST
UNITS

Dumpster
Enclosure
Expansion

12' frontyard setback

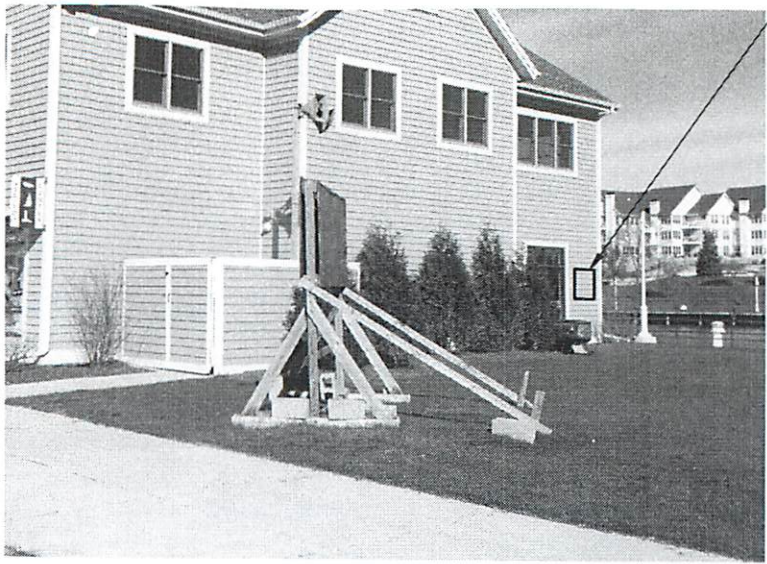
0' SETBACK REQ'T

EXISTING ON-STREET
PARKING, BOTH SIDES

SOUTH PIER DRIVE

NOTE:
INSTALL SILT FENCE & ANY OTHER NECESSARY EROSION CONTROL MEASURES PRIOR TO INITIATING ANY SITE WORK

10



KITCHEN EXHAUST VENT, PAINT TO MATCH SIDING



Item 7.

ST SIDE PHOTO
LOOKING NORTHWEST FROM STREET

3 EAST SIDE PHOTO
A2 LOOKING SOUTHWEST FROM RIVERWALK



EXIST. FIREPLACE VENT

TRUSS BRG.
EL. 123'-0"

SECOND FLR.
EL. 114'-0"

FIRST FLR.
EL. 100'-0"

ECONOMIZER VENT,
SIDING
MAKEUP/FRESH AIR
MATCH SIDING

EXIST. ELEVATOR VENT
24" W. x 30" H. PRESSURE RELIEF VENT,
PAINT TO MATCH SIDING