



REDEVELOPMENT AUTHORITY AGENDA

August 21, 2024 at 7:45 AM

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

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Roll Call: Cleo Messner, Deidre Martinez, Steven Harrison, Darrell Hofland, Alderperson Robert LaFave, Jim Conway and Roberta Filicky-Peneski
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

MINUTES

- [5.](#) Motion to approve the minutes from the August 7, 2024 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on new siding for 641 Riverfront Drive.
- [7.](#) Discussion and possible action on the extension of the Exclusive Right to Negotiate on the Jakum Hall property.
- [8.](#) Discussion and possible action on property violations on Redevelopment Authority Properties.
- [9.](#) Updates on the Redevelopment Authority properties Exclusive Right to Negotiate.
- [10.](#) Discussion and possible action on business loans quarterly report.
- [11.](#) Discussion and possible action on Year-to-Date Redevelopment Authority financial reports.
12. Discussion and possible action on review of current ground leases with the Redevelopment Authority.

- a. Personal property tax law changes effective 1/1/24.
 - b. Lease Terms.
13. Discussion and possible action on legal services to draft updated ground leases.

NEXT MEETING

14. September 4, 2024

ADJOURN

15. 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, August 07, 2024**

MEMBERS PRESENT: Roberta Filicky-Peneski, Cleo Messner, Darrell Hofland, Steven Harrison, Jim Conway, Deidre Martinez, and Alderperson Robert LaFava

STAFF/OFFICIALS PRESENT: City Attorney Charles Adams and Community Development Planner Janet Duellman

OTHERS PRESENT: Brennan Seehafer and Doug Schwalbe (Keller Inc)

OPENING OF MEETING

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

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 committee member had a conflict of interest.

MINUTES

5. Motion to approve the minutes from the June 5, 2024, June 19, 2024 and July 24, 2024 meetings.

Motion by Deidre Martinez, second by Darrell Hofland to approve the minutes.
Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on the request for an Exclusive Right to Negotiate for proposed development on parcel # 59281322003.

Community Development Planner Janet Duellman explained that Brennan Seehafer would like to request an Exclusive Right to Negotiate to place an entertainment/food venue on South Pier on part of parcel # 59281322003. The committee inquired if this is the same parcel that previously had the Exclusive Right with Switch Gear. Janet Duellman replied that it is but the Exclusive Right for Switch Gear has expired.

Brennan Seehafer stated that he would like to bring an entertainment/food venue to the South Pier District. He currently owns one in Manitowoc and would like to

open one here. His current venue offers about 100 free concerts and 10 ticketed concerts per year along with lunch and dinner food options.

The committee inquired about noise level to the surrounding area, crowd sizes at current site, how late the bands will play, and days of operation.

Brennan Seehafer stated that he hired a noise engineer from Nashville, TN to help with the design to get the noise level to almost nothing at lot lines at his current venue and he is willing to do that here as well. His Manitowoc venue has strict stop time for the bands which is 10:00 p.m. They are open seven days a week with music on Friday and Saturday night and Sunday afternoon. The crowds are about 40 -60 on Sunday and a couple hundred on Friday and Saturday nights.

The committee expressed their support and excitement to see this type of venue come to South Pier. They further inquired about the proposed timeline. Brennan Seehafer said he would like to have the foundation in this year with construction at the start of next year.

Motion by Jim Conway, second by Deidre Martinez to approve an Exclusive Right to Negotiate until February 7, 2025. Motion carried.

7. Discussion and possible action on payment of lawn maintenance bills.

Community Development Planner Janet Duellman asked the committee if they would consider giving approval to City Development to pay the lawn maintenance bills when they are received and report them on a quarterly basis to prevent late fees. Janet Duellman further stated that the reason for the request is the Redevelopment Authority does not always meet on a regular basis.

The committee inquired about how much the month bills are, if the RDA properties have snow removal, and if it is part of their budget.

City Attorney Charles Adams noted that we can not discuss the snow removal since the agenda item says lawn maintenances. Janet Duellman stated that the bills are usually around \$1,500.00 but we haven't received a bill with the addition of the North Commerce Street properties so it will be more than previous bills.

Motion by Darrell Hofland, second by Jim Conway to approve City Development to pay up to \$6,000.00 before needing to come back to the Redevelopment Authority with a quarterly report. Motion carried.

NEXT MEETING

8. August 21, 2024

Please note this meeting will be a longer meeting.

ADJOURN

9. Motion to Adjourn

Motion by Deidre Martinez, second by Jim Conway to adjourned. Motion carried.

Item 5.

Being no further business, the meeting was adjourned at 8:15 a.m.



March 25, 2024

Jake Buswell
1525 Torrey View Drive
Sparta WI 54656

Re: Exclusive Right to Negotiate -Jakum Hall Site
Parcel #s: 59281718350 and 59281712930

Dear Mr. Buswell:

Thank you for your interest in developing a site on our South Pier District.

The Redevelopment Authority (RDA) hereby grants Jake Buswell and his affiliates an Exclusive Right to Negotiate the purchase of the property. This Exclusive Right to Negotiate will be in effect from the date of this letter until August 31, 2024.

This right is conditioned upon your continued attention to your proposed development and its design, cost, financing, and other details and your regular communication with our Planning Department.

The RDA will hold the property off the market, and will not discuss or negotiate its possible development with anyone not associated with your proposed development, during the period of this Exclusive Right to Negotiate.

To help your architecture and/or contractor prepare the plans and realistic cost estimates, the RDA also hereby grants Jake Buswell, a Right to Entry to conduct site survey and any other surveys necessary.

At its discretion, the RDA may grant an extension of the negotiation period if, in its opinion, satisfactory progress is being made.

Should you choose to exercise the Right of Entry, please note that it is granted under the following conditions:

- Entry is at your own risk;
- You will notify the City Development Department before accessing the property;
- You will indemnify and hold the City harmless from any and all claims that may result from your occupancy, and you will provide a scope of work prior to any testing you undertake;
- You will provide the City with an insurance certification with satisfactory limits, with the City named as an additional insured;

DEPARTMENT OF
PLANNING AND
DEVELOPMENT

828 Center Avenue
Suite 208
Sheboygan, WI 53081

920-459-3377 (Phone)

- After completion of the investigation, the Property will be restored to a condition that is substantially similar to its condition prior to occupancy;
- Copies of all environmental and geotechnical results will be provided to the City; and
- The Right of Entry will terminate at 5:00 p.m. on August 31, 2024


Please acknowledge the terms and conditions of the Exclusive Right to Negotiate and Right of Entry by signing this letter and returning it to me. It will be effective upon my receipt.

We hope this Exclusive Right to Negotiate and Right of Entry will facilitate preparation of a feasible plan for your project. If you have any questions or need additional assistance, please contact Diane McGinnis-Casey, Director of Planning and Development at (920) 459-3383.

Sincerely,

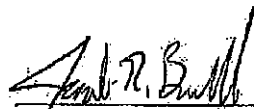
REDEVELOPMENT AUTHORITY


 Roberta Filicky-Peneski
 Chairperson


 Diane McGinnis-Casey
 Executive Director

Acknowledgement and Agreement:

Jake Buswell acknowledges receipt of this letter and accepts the above terms and conditions of the Exclusive Right to Negotiate and Right of Entry.

By:  3/29/2024
 Jake Buswell



August 2, 2024

Item 8.

CITY OF SHEBOYGAN

Case No: 2456

Case Date: 07/30/2024

Parcel No: 109920

828 CENTER AVE

STE 105

SHEBOYGAN, WI 53081-4442

RE: Property Violation(s) @ 819 RIVERFRONT DR

Notice to Property Owner(s):

Recently an inspection of the above referenced property was made by the Building Inspection Division. As a result, immediate action is required to correct the violation(s) listed on the following page(s) and bring the property into compliance. It is the property owner's responsibility to maintain owned property in good order and repair, meeting all international, state and local municipal codes as well as to contact the Code Enforcement Officer or Inspector listed below when violations are corrected or cannot be corrected by the **Comply By** date. Any inquiry regarding this notice must be made prior to the **Comply By** date shown to the inspector listed below.

Permits may be required to complete the required repairs. Violations not corrected by the **Comply By** date may result in a Municipal Citation with a maximum fine of **\$750.00** per violation per day. Recourse to this notice is outlined in Section 12-260 of Article 12-III-7 – Board of Appeals in the City of Sheboygan Municipal Code.

BUILDING INSPECTION DIVISION

MITCH MCGINNIS 920-459-3478

CODE ENFORCEMENT

BUILDING INSPECTION

CITY HALL
828 CENTER AVE.
SUITE 208
SHEBOYGAN, WI 53081

920-459-3477
www.sheboyganwi.gov

VIOLATIONS NEXT PAGE (on back)



The below listed condition(s) are in violation of International Property Maintenance Code (IPMC), State Code (SC), or local Municipal Ordinance (MC) as listed:

VIOLATION DESCRIPTION (What needs done)

Comply By

Ordinance

REMOVE MISC. JUNK FROM AROUND THE PROPERTY. THIS INCLUDES GARBAGE, PALLETS, BARRELS THAT ARE SITTING ON THE PROPERTY.

08/30/2024

IPMC 302.1 - EXTERIOR PROPERTY AREAS - Sanitation.

Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

THE EXTERIOR OF THE BUILDING NEEDS TO BE REPAINTED. THERE IS CHIPPING, PEELING OF THE PAINT.

07/30/2025

IPMC 304.2 - EXTERIOR STRUCTURE - Protective treatment.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

BUILDING INSPECTION

CITY HALL
828 CENTER AVE.
SUITE 208
SHEBOYGAN, WI 53081

920-459-3477
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August 2, 2024

Item 8.

CITY OF SHEBOYGAN

Case No: 2457

Case Date: 07/30/2024

Parcel No: 109920

828 CENTER AVE

STE 105

SHEBOYGAN, WI 53081-4442

RE: Property Violation(s) @ 739 RIVERFRONT DR

Notice to Property Owner(s):

Recently an inspection of the above referenced property was made by the Building Inspection Division. As a result, immediate action is required to correct the violation(s) listed on the following page(s) and bring the property into compliance. It is the property owner's responsibility to maintain owned property in good order and repair, meeting all international, state and local municipal codes as well as to contact the Code Enforcement Officer or Inspector listed below when violations are corrected or cannot be corrected by the **Comply By** date. Any inquiry regarding this notice must be made prior to the **Comply By** date shown to the inspector listed below.

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BUILDING INSPECTION DIVISION

MITCH MCGINNIS 920-459-3478

CODE ENFORCEMENT

VIOLATIONS NEXT PAGE (on back)

BUILDING INSPECTION

CITY HALL
828 CENTER AVE.
SUITE 208
SHEBOYGAN, WI 53081

920-459-3477
www.sheboyganwi.gov



The below listed condition(s) are in violation of International Property Maintenance Code (IPMC), State Code (SC), or local Municipal Ordinance (MC) as listed:

VIOLATION DESCRIPTION (What needs done)

Comply By

Ordinance

REPAINT THE EXTERIOR OF THE BUILDING. THERE IS CHIPPING/PEELING OF THE PAINT.

07/30/2025

IPMC 304.2 - EXTERIOR STRUCTURE - Protective treatment.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

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828 CENTER AVE.
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August 2, 2024

CITY OF SHEBOYGAN

828 CENTER AVE
STE 105
SHEBOYGAN, WI 53081-4442

Case No: 2455
Case Date: 07/30/2024
Parcel No: 109920

RE: Property Violation(s) @ 715 RIVERFRONT DR

Notice to Property Owner(s):

Recently an inspection of the above referenced property was made by the Building Inspection Division. As a result, immediate action is required to correct the violation(s) listed on the following page(s) and bring the property into compliance. It is the property owner's responsibility to maintain owned property in good order and repair, meeting all international, state and local municipal codes as well as to contact the Code Enforcement Officer or Inspector listed below when violations are corrected or cannot be corrected by the **Comply By** date. Any inquiry regarding this notice must be made prior to the **Comply By** date shown to the inspector listed below.

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BUILDING INSPECTION DIVISION

MITCH MCGINNIS 920-459-3478
CODE ENFORCEMENT

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VIOLATIONS NEXT PAGE (on back)



The below listed condition(s) are in violation of International Property Maintenance Code (IPMC), State Code (SC), or local Municipal Ordinance (MC) as listed:

VIOLATION DESCRIPTION (What needs done)

Comply By

Ordinance

REPAINT THE EXTERIOR OF THE BUILDING. PAINT IS CHIPPING/PEELING AND NEEDS TO BE TAKEN CARE OF.

07/30/2025

IPMC 304.2 - EXTERIOR STRUCTURE - Protective treatment.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

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**REDEVELOPMENT AUTHORITY
EXCLUSIVE RIGHT TO NEGOTIATES LIST**

Name		Parcel #	Site	Expiration Date
Brennan Seehafer		59281322003	South Pier	02.07.25
Jake Buswell		59281718350	Jakum Hall	08.31.24
		59281721930		
Justin Moeller		59281322025	South Pier	09.06.24
		59281322032		
Kyle Strigenz	KHS Holdings	59281501560	Mayline	12.31.24
		59281501540		
		59281501630		
		59281501550		



Business Loans

As of: 06/30/2024

Business Name	Loan Orig Date	Loan Maturity Date	Original Loan Amount	Loan Balance 1/1/2024	Principal Paid 2024	Interest Paid 2024	Loan Balance 06/30/24		Current Status	Comments
Doll House Factory	5/1/2015	6/1/2025	\$ 75,000.00	\$ 12,527.68	\$ 4,394.10	\$ 161.89	\$ 8,133.58		Current	
Catering with Culinary Artists	7/31/2015	8/1/2025	\$ 200,000.00	\$ 30,205.15	\$ 9,150.24	\$ 276.56	\$ 21,054.91		Current	
3 Sheeps Brewery	4/6/2016	4/1/2026	\$ 275,000.00	\$ 167,930.73	\$ 13,545.44	\$ 1,986.34	\$ 154,385.29		Current	
ePower Manufacturing	4/29/2016	5/1/2026	\$ 300,000.00	\$ 131,634.73	\$ 10,307.10	\$ 483.98	\$ 121,327.63		Current	
Paper Box & Specialty	5/18/2016	6/1/2026	\$ 100,000.00	\$ 27,380.70	\$ 5,349.68	\$ 322.78	\$ 22,031.02		Current	
The Financial Group	12/21/2017	1/1/2028	\$ 75,000.00	\$ 6,024.50	\$ 4,179.94	\$ 62.12	\$ 1,844.56		Current	
Maya's Place LLC	4/6/2023	5/1/2033	\$ 50,000.00	\$ 48,672.39	\$ 1,030.95	\$ 1,469.07	\$ 47,641.44		Current	
Old World Creamery	8/30/2016	9/1/2026	\$ 300,000.00	\$ 94,263.81	\$ 15,881.42	\$ 1,046.62	\$ 78,382.39		Current	
Old World Creamery II	5/9/2018	6/1/2028	\$ 500,000.00	\$ 243,137.59	\$ 25,431.13	\$ 3,095.51	\$ 217,706.46		Current	
Old World Creamery III	9/1/2022	9/1/2032	\$ 500,000.00	\$ 447,673.35	\$ 21,074.08	\$ 10,292.96	\$ 426,599.27		Current	
Lifepoint Counseling LLC	4/30/2021	5/1/2031	\$ 75,000.00	\$ 58,041.46	\$ 4,119.46	\$ 856.88	\$ 53,922.00		Current	
HH2 Properties (FKA Sprechers)	3/26/2016		\$ 150,000.00	\$ 72,287.88	\$ 7,642.78	\$ 890.54	\$ 64,645.10		Current	
Uptown Slice	1/19/2023	3/1/2033	\$ 75,000.00	\$ 70,149.07	\$ 3,014.63	\$ 1,822.39	\$ 67,134.44		Current	
Union Asian Market	12/15/2021	2/1/2032	\$ 75,000.00	\$ 62,065.83	\$ 3,479.49	\$ 772.89	\$ 58,586.34		Current	
Totals			\$ 2,750,000.00	\$ 1,471,994.87	\$ 128,600.44	\$ 23,540.53	\$ 1,343,394.43			

Forgivable Loans

Forgiveness Date

BrewHub dba Craft30			\$ 75,000.00	N/A	\$ -	\$ -	\$ 75,000.00	No payments	N/A
Good Building Co LLC			\$ 75,000.00	N/A			\$ 75,000.00	No payments	N/A
NS Retail Holdings LLC			\$ 375,000.00	N/A			\$ 375,000.00	No payments	N/A
Home Inc			\$ 100,000.00	N/A	\$ -	\$ -	\$ 100,000.00	No payments	N/A

ORG	OBJECT	ACCOUNT		DESCRIPTION	YEAR	PER	EFF DATE	POST DATE	AMOUNT	CHECK NO	VDR NAME/ITEM DESC	COMMENTS
264660	520360	264-60-660-520360-	-000-000-00-000-0000	LIFE INSURANCE	2024		8 08/02/2024	08/05/2024	0.14	0		WARRANT=080224 RUN=1 BIWEEKLY
264660	520340	264-60-660-520340-	-000-000-00-000-0000	HEALTH INSURANCE	2024		8 08/02/2024	08/05/2024	10.44	0		WARRANT=080224 RUN=1 BIWEEKLY
264660	520350	264-60-660-520350-	-000-000-00-000-0000	DENTAL INSURANCE	2024		8 08/02/2024	08/05/2024	0.50	0		WARRANT=080224 RUN=1 BIWEEKLY
264660	510110	264-60-660-510110-	-000-000-00-000-0000	FULL TIME SALARIES - REGULAR	2024		8 08/02/2024	08/05/2024	78.78	0		WARRANT=080224 RUN=1 BIWEEKLY
264660	520310	264-60-660-520310-	-000-000-00-000-0000	FICA	2024		8 08/02/2024	08/05/2024	4.66	0		WARRANT=080224 RUN=1 BIWEEKLY
264660	520311	264-60-660-520311-	-000-000-00-000-0000	MEDICARE	2024		8 08/02/2024	08/05/2024	1.09	0		WARRANT=080224 RUN=1 BIWEEKLY
264660	520320	264-60-660-520320-	-000-000-00-000-0000	WI RETIREMENT FUND	2024		8 08/02/2024	08/05/2024	5.44	0		WARRANT=080224 RUN=1 BIWEEKLY
264660	564200	264-60-660-564200-	-000-000-00-000-0000	LANDSCAPING SERVICES	2024		8 08/13/2024		3,062.00	0	JEROME A HAESE	RDA PROPERTY MAINTENANCE
264660	564200	264-60-660-564200-	-000-000-00-000-0000	LANDSCAPING SERVICES	2024		7 07/25/2024	08/07/2024	2,813.00	364920	JEROME A HAESE	RDA PROPERTY MAINTENANCE
264660	520360	264-60-660-520360-	-000-000-00-000-0000	LIFE INSURANCE	2024		7 07/19/2024	08/05/2024	0.26	0		WARRANT=071924 RUN=1 BIWEEKLY
264660	520340	264-60-660-520340-	-000-000-00-000-0000	HEALTH INSURANCE	2024		7 07/19/2024	08/05/2024	19.57	0		WARRANT=071924 RUN=1 BIWEEKLY
264660	520350	264-60-660-520350-	-000-000-00-000-0000	DENTAL INSURANCE	2024		7 07/19/2024	08/05/2024	0.95	0		WARRANT=071924 RUN=1 BIWEEKLY
264660	510110	264-60-660-510110-	-000-000-00-000-0000	FULL TIME SALARIES - REGULAR	2024		7 07/19/2024	08/05/2024	147.71	0		WARRANT=071924 RUN=1 BIWEEKLY
264660	520310	264-60-660-520310-	-000-000-00-000-0000	FICA	2024		7 07/19/2024	08/05/2024	8.74	0		WARRANT=071924 RUN=1 BIWEEKLY
264660	520311	264-60-660-520311-	-000-000-00-000-0000	MEDICARE	2024		7 07/19/2024	08/05/2024	2.04	0		WARRANT=071924 RUN=1 BIWEEKLY
264660	520320	264-60-660-520320-	-000-000-00-000-0000	WI RETIREMENT FUND	2024		7 07/19/2024	08/05/2024	10.19	0		WARRANT=071924 RUN=1 BIWEEKLY
264660	520360	264-60-660-520360-	-000-000-00-000-0000	LIFE INSURANCE	2024		7 07/05/2024	07/10/2024	0.36	0		WARRANT=070524 RUN=1 BIWEEKLY
264660	520350	264-60-660-520350-	-000-000-00-000-0000	DENTAL INSURANCE	2024		7 07/05/2024	07/10/2024	1.26	0		WARRANT=070524 RUN=1 BIWEEKLY
264660	520340	264-60-660-520340-	-000-000-00-000-0000	HEALTH INSURANCE	2024		7 07/05/2024	07/10/2024	26.09	0		WARRANT=070524 RUN=1 BIWEEKLY
264660	520320	264-60-660-520320-	-000-000-00-000-0000	WI RETIREMENT FUND	2024		7 07/05/2024	07/10/2024	13.59	0		WARRANT=070524 RUN=1 BIWEEKLY
264660	520311	264-60-660-520311-	-000-000-00-000-0000	MEDICARE	2024		7 07/05/2024	07/10/2024	2.73	0		WARRANT=070524 RUN=1 BIWEEKLY
264660	520310	264-60-660-520310-	-000-000-00-000-0000	FICA	2024		7 07/05/2024	07/10/2024	11.65	0		WARRANT=070524 RUN=1 BIWEEKLY
264660	510110	264-60-660-510110-	-000-000-00-000-0000	FULL TIME SALARIES - REGULAR	2024		7 07/05/2024	07/10/2024	196.95	0		WARRANT=070524 RUN=1 BIWEEKLY
264660	621100	264-60-660-621100-	-000-000-00-000-0000	LAND	2024		7 07/08/2024	07/09/2024	737.88	364681	COUNTY OF SHEBOYGAN	2023 PROP TAX PYMT - PH5928150
264660	621100	264-60-660-621100-	-000-000-00-000-0000	LAND	2024		7 07/08/2024	07/09/2024	1,926.55	364682	COUNTY OF SHEBOYGAN	2023 PROP TAX PYMT - PH5928150
264660	621100	264-60-660-621100-	-000-000-00-000-0000	LAND	2024		7 07/08/2024	07/09/2024	2,411.21	364683	COUNTY OF SHEBOYGAN	2023 PROP TAX PYMT - PH5928150
264660	564200	264-60-660-564200-	-000-000-00-000-0000	LANDSCAPING SERVICES	2024		7 07/02/2024	07/09/2024	2,188.00	364633	JEROME A HAESE	RDA PROPERTY MAINTENANCE
264660	531100	264-60-660-531100-	-000-000-00-000-0000	CONTRACTED SERVICES	2024		6 06/20/2024	07/08/2024	4,950.00	364601	C. SPIELVOGEL & SONS EXCAVATING, INC.	DEMOLITION OF BUILDINGS RDA
264660	520340	264-60-660-520340-	-000-000-00-000-0000	HEALTH INSURANCE	2024		6 06/21/2024	06/21/2024	69.14	0		WARRANT=062124 RUN=1 BIWEEKLY
264660	520350	264-60-660-520350-	-000-000-00-000-0000	DENTAL INSURANCE	2024		6 06/21/2024	06/21/2024	3.34	0		WARRANT=062124 RUN=1 BIWEEKLY
264660	510110	264-60-660-510110-	-000-000-00-000-0000	FULL TIME SALARIES - REGULAR	2024		6 06/21/2024	06/21/2024	521.92	0		WARRANT=062124 RUN=1 BIWEEKLY
264660	520310	264-60-660-520310-	-000-000-00-000-0000	FICA	2024		6 06/21/2024	06/21/2024	30.88	0		WARRANT=062124 RUN=1 BIWEEKLY
264660	520311	264-60-660-520311-	-000-000-00-000-0000	MEDICARE	2024		6 06/21/2024	06/21/2024	7.22	0		WARRANT=062124 RUN=1 BIWEEKLY
264660	520320	264-60-660-520320-	-000-000-00-000-0000	WI RETIREMENT FUND	2024		6 06/21/2024	06/21/2024	36.01	0		WARRANT=062124 RUN=1 BIWEEKLY
264660	520360	264-60-660-520360-	-000-000-00-000-0000	LIFE INSURANCE	2024		6 06/21/2024	06/21/2024	0.79	0		WARRANT=062124 RUN=1 BIWEEKLY
264660	520320	264-60-660-520320-	-000-000-00-000-0000	WI RETIREMENT FUND	2024		6 06/07/2024	06/19/2024	17.67	0		WARRANT=060724 RUN=1 BIWEEKLY
264660	520311	264-60-660-520311-	-000-000-00-000-0000	MEDICARE	2024		6 06/07/2024	06/19/2024	3.54	0		WARRANT=060724 RUN=1 BIWEEKLY
264660	520310	264-60-660-520310-	-000-000-00-000-0000	FICA	2024		6 06/07/2024	06/19/2024	15.15	0		WARRANT=060724 RUN=1 BIWEEKLY
264660	510110	264-60-660-510110-	-000-000-00-000-0000	FULL TIME SALARIES - REGULAR	2024		6 06/07/2024	06/19/2024	256.04	0		WARRANT=060724 RUN=1 BIWEEKLY
264660	520350	264-60-660-520350-	-000-000-00-000-0000	DENTAL INSURANCE	2024		6 06/07/2024	06/19/2024	1.64	0		WARRANT=060724 RUN=1 BIWEEKLY
264660	520340	264-60-660-520340-	-000-000-00-000-0000	HEALTH INSURANCE	2024		6 06/07/2024	06/19/2024	33.92	0		WARRANT=060724 RUN=1 BIWEEKLY
264660	520360	264-60-660-520360-	-000-000-00-000-0000	LIFE INSURANCE	2024		6 06/07/2024	06/19/2024	0.38	0		WARRANT=060724 RUN=1 BIWEEKLY
264660	564200	264-60-660-564200-	-000-000-00-000-0000	LANDSCAPING SERVICES	2024		5 05/29/2024	06/12/2024	998.00	364338	JEROME A HAESE	RDA PROPERTY MAINTENANCE
264660	520360	264-60-660-520360-	-000-000-00-000-0000	LIFE INSURANCE	2024		5 05/24/2024	05/30/2024	0.37	0		WARRANT=052424 RUN=1 BIWEEKLY
264660	520320	264-60-660-520320-	-000-000-00-000-0000	WI RETIREMENT FUND	2024		5 05/24/2024	05/30/2024	16.99	0		WARRANT=052424 RUN=1 BIWEEKLY
264660	520311	264-60-660-520311-	-000-000-00-000-0000	MEDICARE	2024		5 05/24/2024	05/30/2024	3.41	0		WARRANT=052424 RUN=1 BIWEEKLY
264660	520310	264-60-660-520310-	-000-000-00-000-0000	FICA	2024		5 05/24/2024	05/30/2024	14.57	0		WARRANT=052424 RUN=1 BIWEEKLY
264660	510110	264-60-660-510110-	-000-000-00-000-0000	FULL TIME SALARIES - REGULAR	2024		5 05/24/2024	05/30/2024	246.19	0		WARRANT=052424 RUN=1 BIWEEKLY
264660	520350	264-60-660-520350-	-000-000-00-000-0000	DENTAL INSURANCE	2024		5 05/24/2024	05/30/2024	1.58	0		WARRANT=052424 RUN=1 BIWEEKLY
264660	520340	264-60-660-520340-	-000-000-00-000-0000	HEALTH INSURANCE	2024		5 05/24/2024	05/30/2024	32.61	0		WARRANT=052424 RUN=1 BIWEEKLY
264660	564200	264-60-660-564200-	-000-000-00-000-0000	LANDSCAPING SERVICES	2024		5 05/16/2024	05/22/2024	335.00	364233	JEROME A HAESE	RDA MARCH BILLING
264660	520360	264-60-660-520360-	-000-000-00-000-0000	LIFE INSURANCE	2024		5 05/10/2024	05/13/2024	0.54	0		WARRANT=051024 RUN=1 BIWEEKLY
264660	520340	264-60-660-520340-	-000-000-00-000-0000	HEALTH INSURANCE	2024		5 05/10/2024	05/13/2024	46.96	0		WARRANT=051024 RUN=1 BIWEEKLY
264660	520350	264-60-660-520350-	-000-000-00-000-0000	DENTAL INSURANCE	2024		5 05/10/2024	05/13/2024	2.27	0		WARRANT=051024 RUN=1 BIWEEKLY
264660	510110	264-60-660-510110-	-000-000-00-000-0000	FULL TIME SALARIES - REGULAR	2024		5 05/10/2024	05/13/2024	354.51	0		WARRANT=051024 RUN=1 BIWEEKLY
264660	520310	264-60-660-520310-	-000-000-00-000-0000	FICA	2024		5 05/10/2024	05/13/2024	20.98	0		WARRANT=051024 RUN=1 BIWEEKLY

264660	520311	264-60-660-520311-	-000-000-00-000-0000	MEDICARE	2024	5	05/10/2024	05/13/2024	4.91	0		WARRANT=051024 RUN=1 BIWEEKLY
264660	520320	264-60-660-520320-	-000-000-00-000-0000	WI RETIREMENT FUND	2024	5	05/10/2024	05/13/2024	24.46	0		WARRANT=051024 RUN=1 BIWEEKLY
264660	520360	264-60-660-520360-	-000-000-00-000-0000	LIFE INSURANCE	2024	4	04/26/2024	04/26/2024	0.40	0		WARRANT=042624 RUN=1 BIWEEKLY
264660	510110	264-60-660-510110-	-000-000-00-000-0000	FULL TIME SALARIES - REGULAR	2024	4	04/26/2024	04/26/2024	265.88	0		WARRANT=042624 RUN=1 BIWEEKLY
264660	520350	264-60-660-520350-	-000-000-00-000-0000	DENTAL INSURANCE	2024	4	04/26/2024	04/26/2024	1.70	0		WARRANT=042624 RUN=1 BIWEEKLY
264660	520340	264-60-660-520340-	-000-000-00-000-0000	HEALTH INSURANCE	2024	4	04/26/2024	04/26/2024	35.22	0		WARRANT=042624 RUN=1 BIWEEKLY
264660	520320	264-60-660-520320-	-000-000-00-000-0000	WI RETIREMENT FUND	2024	4	04/26/2024	04/26/2024	18.35	0		WARRANT=042624 RUN=1 BIWEEKLY
264660	520311	264-60-660-520311-	-000-000-00-000-0000	MEDICARE	2024	4	04/26/2024	04/26/2024	3.68	0		WARRANT=042624 RUN=1 BIWEEKLY
264660	520310	264-60-660-520310-	-000-000-00-000-0000	FICA	2024	4	04/26/2024	04/26/2024	15.73	0		WARRANT=042624 RUN=1 BIWEEKLY
264660	531100	264-60-660-531100-	-000-000-00-000-0000	CONTRACTED SERVICES	2024	4	04/05/2024	04/12/2024	600.00	363827	RADICAL DESIGN SOLUTIONS LLC	8TH STREET ISLAND SIGN WRAP (B
264660	531100	264-60-660-531100-	-000-000-00-000-0000	CONTRACTED SERVICES	2024	4	04/05/2024	04/12/2024	35,200.00	363816	SCOTT'S EXCAVATING INC.	REDEVELOPMENT AUTHORITY DEMOLI
264660	537100	264-60-660-537100-	-000-000-00-000-0000	VEHICLE & PARKING EXPENSES	2024	4	04/01/2024	05/16/2024	14,510.19	0		PAD 2 CHARGES
264660	531100	264-60-660-531100-	-000-000-00-000-0000	CONTRACTED SERVICES	2024	3	03/11/2024	03/25/2024	3,650.00	363630	ENVIRONET, INC. OF WISCONSIN	REDEVELOPMENT AUTHORITY PROPER
264660	531100	264-60-660-531100-	-000-000-00-000-0000	CONTRACTED SERVICES	2024	3	03/11/2024	03/25/2024	762.20	363649	KUHLMAN INC	RDA PROPERTY AT 639 NORTH COM
264660	531100	264-60-660-531100-	-000-000-00-000-0000	CONTRACTED SERVICES	2024	3	03/13/2024	03/20/2024	19.96	363422	WISCONSIN POWER AND LIGHT	ACCT # 0089710000 639 N COMMER
264660	531100	264-60-660-531100-	-000-000-00-000-0000	CONTRACTED SERVICES	2024	3	03/13/2024	03/20/2024	95.02	363422	WISCONSIN POWER AND LIGHT	ACCT # 0089710000 639 N COMMER
264660	531100	264-60-660-531100-	-000-000-00-000-0000	CONTRACTED SERVICES	2024	3	03/13/2024	03/19/2024	39.45	363567	WISCONSIN PUBLIC SERVICE CORP	ACCT # 0403257315-00085
264660	564200	264-60-660-564200-	-000-000-00-000-0000	LANDSCAPING SERVICES	2024	3	03/13/2024	03/19/2024	410.00	363473	JEROME A HAESE	FEB RDA PROPERTY MAINTENANCE
264660	531100	264-60-660-531100-	-000-000-00-000-0000	CONTRACTED SERVICES	2024	2	02/27/2024	03/06/2024	16,025.00	363276	ENVIRONET, INC. OF WISCONSIN	REDEVELOPMENT AUTHORITY PROPER
264660	621100	264-60-660-621100-	-000-000-00-000-0000	LAND	2024	2	02/22/2024	02/27/2024	3,353.11	363238	CITY OF SHEBOYGAN	REDEVELOPMENT AUTHORITY - P#59
264660	564200	264-60-660-564200-	-000-000-00-000-0000	LANDSCAPING SERVICES	2024	2	02/11/2024	02/21/2024	2,090.00	363130	JEROME A HAESE	RDA PROPERTY MAINTENANCE -JAN
264660	531100	264-60-660-531100-	-000-000-00-000-0000	CONTRACTED SERVICES	2024	1	01/01/2024	06/07/2024	-2,498.00	0		AJE A01 - ACCRUE AP
264660	531100	264-60-660-531100-	-000-000-00-000-0000	CONTRACTED SERVICES	2024	1	01/29/2024	02/07/2024	2,498.00	3953	DAVID BARRETT	REDEVELOPMENT AUTHORITY 639 N.

Redevelopment Authority Financial Summary (as of 8-16-24)
2023 Final Budget to Actual (Audited)

Org	Object	Description	2023 Original Budget	2023 Actual	
Revenues:					
264	413200	PAYMENT IN LIEU OF TAX	22,500.00	-37,996.74	New Accounting Requirement for Leases
264	481100	INTEREST INCOME	800.00	96,716.51	
264	482200	LEASE REVENUE	0.00	113,501.59	Buildings on Leased Land Rent
264	483090	SALE OF EQUIPMENT/PROPERTY	300,000.00	148,255.00	Sale of Land to GenCap
264	489000	MISCELLANEOUS REVENUE	0.00	150.00	RDA Event Fees
264	492000	INTERFUND TRANSFER IN	0.00	0.00	
Expenses:					
264660	531100	CONTRACTED SERVICES	-44,500.00	-113,764.27	
264660	531200	LEGAL SERVICES	0.00	0.00	
264660	537100	VEHICLE & PARKING EXPENSES	-10,276.00	-11,331.08	
264660	564200	LANDSCAPING SERVICES	-25,000.00	-16,956.00	
264660	621100	LAND	0.00	0.00	
264660	621200	LAND IMPROVEMENTS	0.00	0.00	
264660	641100	IMPROVEMENTS OTHER THAN BUILDI	0.00	0.00	
264660	811100	INTERFUND TRANSFERS OUT	0.00	-6,000.00	
Fund Balance Increase (Decrease)			243,524.00	172,575.01	

**Update during Audit: Land expense previously reported as expense moved to Balance Sheet as an asset until the land sale for Mayline project occurs.

2024 Budget

Org	Object	Description	2024 Original Budget	2024 Actual	
Revenues:					
264	413200	PAYMENT IN LIEU OF TAX	118,290.00	0.00	Reclassified due to new Accounting Standard
264	481100	INTEREST INCOME	800.00	3,775.28	
264	482105	OTHER CITY RENTALS	0.00	65,770.82	
264	482200	LEASE REVENUE	0.00	0.00	
264	483090	SALE OF EQUIPMENT/PROPERTY	0.00	0.00	
264	489000	MISCELLANEOUS REVENUE	0.00	200.00	RDA Event Fees
264	492000	INTERFUND TRANSFER IN	0.00	0.00	
Expenses:					
264660	510110	FULL TIME SALARIES - REGULAR	0.00	-2,067.98	
264660	520310	FICA	0.00	-122.36	
264660	520311	MEDICARE	0.00	-28.62	
264660	520320	WI RETIREMENT FUND	0.00	-142.70	
264660	520340	HEALTH INSURANCE	0.00	-273.95	
264660	520350	DENTAL INSURANCE	0.00	-13.24	
264660	520360	LIFE INSURANCE	0.00	-3.24	
264660	531100	CONTRACTED SERVICES	-15,000.00	-61,341.63	Demolition & Environmental Expenses for Commerce St
264660	531200	LEGAL SERVICES	0.00	0.00	
264660	537100	VEHICLE & PARKING EXPENSES	-10,276.00	-14,510.19	Parking Assessment District charge
264660	564200	LANDSCAPING SERVICES	-30,000.00	-11,896.00	RDA Property Maintenance - Lawn Cutting
264660	621100	LAND	0.00	-8,428.75	Property Taxes
264660	621200	LAND IMPROVEMENTS	0.00	0.00	
264660	641100	IMPROVEMENTS OTHER THAN BUILDI	0.00	0.00	
264660	811100	INTERFUND TRANSFERS OUT	0.00	0.00	
Fund Balance Increase (Decrease)			63,814.00	-29,082.56	

Fund Balance Analysis

12/31/2023 Fund Balance (Audited)	495,209.00
2024 Budgeted Increase of Fund Balance	63,814.00
Estimated 12/31/2024 Fund Balance	559,023.00