



# REDEVELOPMENT AUTHORITY AGENDA

**December 17, 2025 at 7:45 AM**

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

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

## MINUTES

- [5.](#) Motion to approve the minutes from December 03 , 2025.

## ITEMS FOR DISCUSSION/ACTION

- [6.](#) Open Session: Loan request from Asian Harvest Foods.

Closed Session: Loan request from Asian Harvest Foods.

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 Asian Harvest Foods.

Reconvene into open Session: Possible action on loan request from Asian Harvest Foods

## TENTATIVE DATE OF NEXT REGULAR MEETING

7. January 07, 2026

## ADJOURN

8. 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, December 3, 2025**

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**MEMBERS PRESENT:** Roberta Filicky-Peneski, Deidre Martinez, Councilman Dean Dekker, Steven Harrison, Cleo Messner and Marcia Reinthaler

**MEMBERS EXCUSED:** Jim Conway

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

**OTHERS:** Ray York, Christina Lee and Shane Yaj, May Xiong, Jarod Soto, Mike Brunette

**OPENING OF MEETING**

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

2. Call to Order  
The meeting was called to order at 7:45

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest.

No conflicts of interest were identified.

5. Motion to approve the minutes from November 19, 2025.

Motion made by Councilman Dekker, seconded by Deidre Martinez to approve the minutes from November 19, 2025. Motion carried.

6. Request from DreamCatcher Energies to lease a portion of RDA land at 229 South Pier Drive for EV Charging Stations.

Motion was made by Steve Harrison and seconded by Marcia Reinthaler to table this item for further information so that Mr. Soto can meet with staff to identify sites, terms and conditions. Motion carried.

Motion by Steve Harrison and second by Marcia Reinthaler to convene into closed session at 8:10 AM

Adjourn 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: to discuss a request by Sear'D LLC to modify business loan terms.

Item 5.

Roll Call Vote:

Yea: Filicky-Peneski, Martinez, Councilman Dekker, Harrison, and Reinthaler

Nay: None

Abstain: None

Motion by Councilman Dekker, second by Deidre Martinez to reconvene into open session at 8:28 AM

Yea: Filicky-Peneski, Martinez, Councilman Dekker, Harrison, and Reinthaler

Nay: None

Abstain: None

7. Discussion and possible action on Sear'D Loan Modification Request

Motion by Marcia Messner, second by Councilman Dekker defer principal and interest to May 1, and add interest payments to the end the loan. Motion carried.

Motion by Councilman Dekker and second by Marcia Reinthaler to convene into closed session at 8:34 AM.

Adjourn 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: to discuss a request by Harvest Foods to discuss business loan terms.

Roll Call Vote:

Yea: Filicky-Peneski, Martinez, Councilman Dekker, Harrison, and Reinthaler

Nay: None

Abstain: None

Roberta Flicky-Peneski leaves at 9:00 AM.

Motion by Councilman Dekker, second by Deidre Martinez to reconvene into open session at 9:03 AM

Yea: Martinez, Councilman Dekker, Harrison, and Reinthaler

Nay: None

Abstain: None

8. Business Loan Request from Asian Harvest Foods

Motion by Councilman Dekker, second by Diedre Martinez to table this item for more discussion.

**NEXT MEETING**

9. December 17, 2025

**ADJOURN**

10. Motion to Adjourn

Motion by Deidre Martinez, second by Steve Harrison to adjourn. Motion carried. Being no further business, the meeting was adjourned at 9:09 AM.



**City of Sheboygan**  
**PLANNING AND DEVELOPMENT**

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

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**To:** Redevelopment Authority

**Date:** December 17, 2025

**Subject:** Asian Harvest Foods LLC Business Loan Request

Staff was contacted by Shane Yaj of Asian Harvest Foods LLC to be located at 1227 N 14<sup>th</sup> Street to request a \$140,000 loan to create employment opportunities for (4) full time low-and moderate-income workers.

Asian Harvest Foods is a convenient store concept that will offer ready to eat food to grab and go along with a grocery store. The intention is to be a convenient store that focuses on people that have a busy schedule and enjoy convenience. The store will offer local popular Hmong egg rolls, stuffed chicken wings, roasted pork belly, roasted chicken, ready to eat platters on the go, authentic fresh squeezed lemonades, smoothies and items that are popular for busy lifestyle customers that find it hard to get unique ingredients.

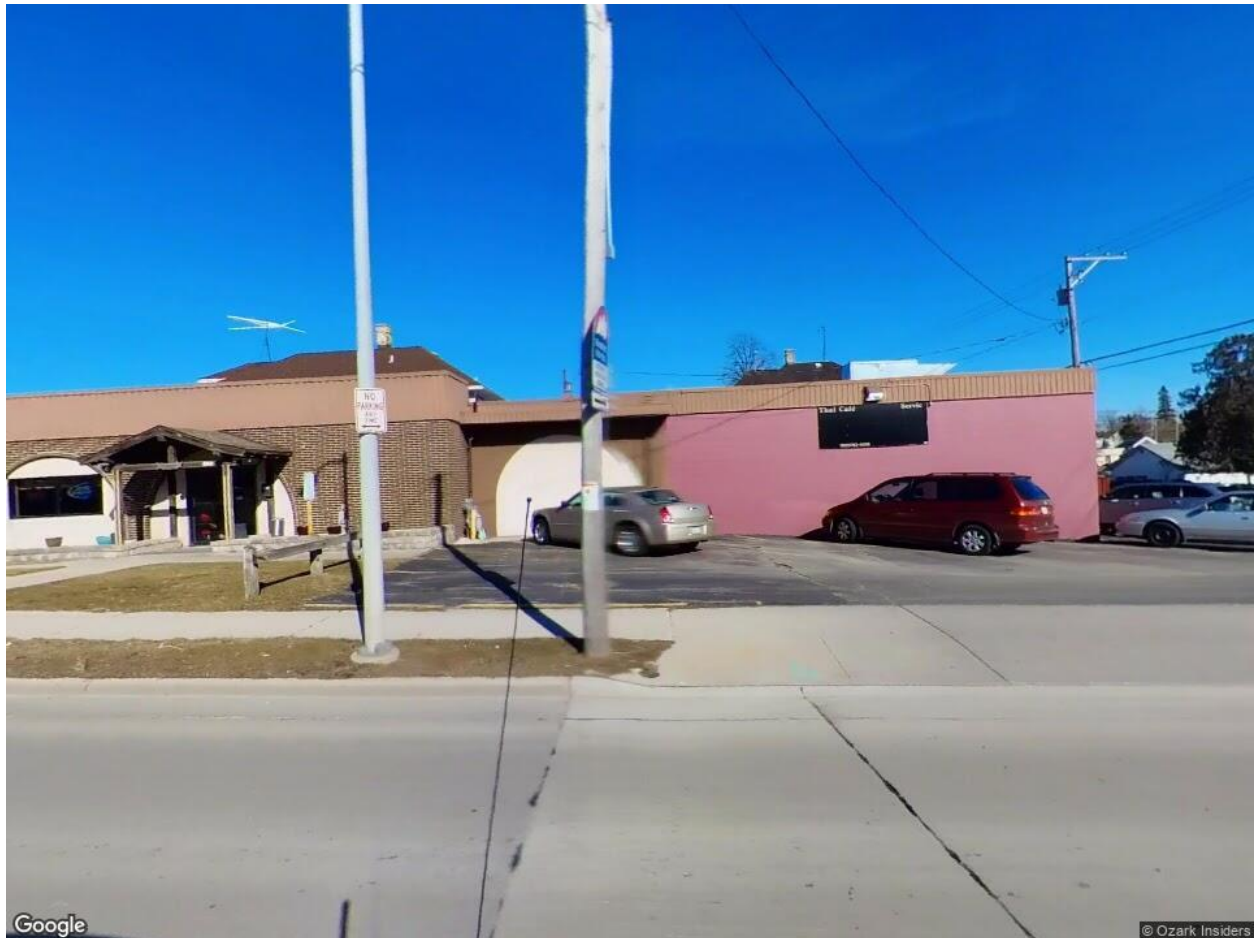
Asian Harvest Foods will be jointly owned and operated Christina Lee and Shane Yaj. They currently have an offer to purchase with the owner of Thai Cafe Restaurant at 1227 N 14th to buy the building and adjacent parking lot for \$460,000. The loan from the RDA will be used to purchase equipment from the current owner and to pay operational expenses.

# City of Sheboygan PLANNING AND DEVELOPMENT

Sheboygan City Hall  
828 Center Ave, Suite 201  
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Existing Building – 1227 N 14th



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