



REDEVELOPMENT AUTHORITY AGENDA

July 15, 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 July 1, 2026.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Request to use RDA land for the Midwest Challenge Event at Blue Harbor Resort.

CLOSED SESSION

7. 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 terms request from Life Point Counseling, LLC.

OPEN SESSION

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

TENTATIVE DATE OF NEXT REGULAR MEETING

9. August 5, 2026

ADJOURN

10. 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, July 01, 2026

MEMBERS PRESENT: Deidre Martinez, Alderperson Dean Dekker, Steven Harrison, Marcia Reinthaler and Jim Conway.

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

OTHER: Ray Cazis and MayYia Xiong

OPENING OF MEETING

1. Roll Call

Deidre Martinez, Alderperson Dean Dekker, Steven Harrison, Marcia Reinthaler and Jim Conway.

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 June 17, 2026.

Motion made by Dean Dekker, second by Jim Conway to approve the minutes from June 17, 2026. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Maya's Place Presentation

7. Dock Yard Expansion Project Update

Motion made by Jim Conway, second by Alderperson Dean Dekker to approve an Exclusive Right to Negotiate on parcel # 59281322003. Motion carried.

8. Discuss Policy for Special Events

No action on this item. It will be discussed at a later meeting.

CLOSED SESSION

Motion made Jim Conway, second by Alderperson Dean Dekker to go into closed session at 7:50 AM.

9. 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 terms request from SEAR'D, LLC.

Roll Call Vote: Deidre Martinez, Alderperson Dean Dekker, Steven Harrison, Marcia Reinthaler and Jim Conway.

Nay: None

OPEN SESSION

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

Motion made by Alderperson Dean Dekker, second by Marcia Reinthaler to reconvene into open session at 8:14 AM.

Roll Call Vote: Deidre Martinez, Alderperson Dean Dekker, Steven Harrison and Marcia Reinthaler and Jim Conway.

Nay: None

CLOSED SESSION

Motion made Jim Conway, second by Alderperson Dean Dekker to go into closed session at 8:20 AM.

Roll Call Vote: Deidre Martinez, Alderperson Dean Dekker, Steven Harrison, Marcia Reinthaler and Jim Conway.

Nay: None

OPEN SESSION

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

Motion made by Marcia Reinthaler, second by Jim Conway to reconvene into open session at 8:20 AM.

Roll Call Vote: Deidre Martinez, Alderperson Dean Dekker, Steven Harrison, Marcia Reinthaler and Jim Conway.

Nay: None

Motion made by Jim Conway, second by Deidre Martinez to grant and extension not to exceed 6-months or until occupancy permit is given. Deidre Martinez, Steven Harrison, Marcia Reinthaler and Jim Conway voted Yea. Alderperson Dean Dekker voted Nay. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

11. Loan Program Discussion

Planning and Development Director Zeinert provided an update.

TENTATIVE DATE OF NEXT REGULAR MEETING

12. JULY 15, 2026

ADJOURN

12. Motion to Adjourn

Motion was made by Jim Conway, second Marcia Reinthaler to adjourn. Motion carried. Being no further business, the meeting was adjourned at 8:49 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: July 7th, 2026

Subject: Use of RDA properties by Midwest Challenge Boat Races

Delaine Relchert, Executive Manager at Blue Harbor Resort is requesting to use the RDA owned property, parcel #59281321320 (Blue Harbor Resort Parking Lot) on South Pier Drive for their Midwest Challenge Event from August 3rd to August 11th. The Midwest Challenge is an annual event that transforms Sheboygan's waterfront into a hub of offshore racing surrounded by a vibrant festival atmosphere.

City of Sheboygan PLANNING AND DEVELOPMENT

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