



REDEVELOPMENT AUTHORITY AGENDA

June 04, 2025 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: Roberta Filicky-Peneski, Cleo Messner, Jim Conway, Deidre Martinez, Alderperson Robert LaFave, Steven Harrison, and Darrell Hofland
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

MINUTES

5. Motion to approve the minutes from April 30, 2025.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action relating to a loan modification request for the previously approved business development loan to Old World Creamery located at 1606 Erie Avenue.
7. Discussion and possible action on a potential business development loan for Sheboygan 8th St. Acquisitions, LLC for a business located at 925 N 8th Street.

Adjourn into closed session pursuant to Wisconsin Statutes 19.85(1)(e)(deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session) relating to the following: Consider loan application for Sheboygan 8th St. Acquisitions, LLC

Open Session: Motion to reconvene into open session.

Discussion and possible action on the business loan application

8. Adjourn into closed session pursuant to Wisconsin Statutes 19.85(1)(g), which allows the body to confer with legal counsel who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, to wit: Developing strategy to address default of business development loan for NS Retail Holdings.

Open Session: Motion to reconvene into open session.

Discussion and possible action on the business development loan.

9. Discussion and action on appointment of Taylor Zeinert as RDA Executive Director.
10. Discussion and possible action of the RDA property by Driftwood Bar and Grill for a special event on July 2-6, 2025.

NEXT MEETING

11. To Be Determined

ADJOURN

12. 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, April 30, 2025

MEMBERS PRESENT: Roberta Filicky-Peneski, Steven Harrison, Jim Conway, Cleo Messner and Alderperson Robert LaFave.

MEMBERS EXCUSED: Darrell Hofland and Deidre Martinez

STAFF/OFFICIALS PRESENT: Mayor Ryan Sorenson, Deputy City Attorney Liz Majerus, Director of Parking and Transit Derek Muench, Director of Planning and Development Taylor Zeinert, Assistant to the City Administrator Marie Foss, Kristen Fish-Peterson (Redevelopment Resources – via remote attendance).

OTHERS: Paul Weaver and Bob Heimerl

OPENING OF MEETING

1. Roll Call: Roberta Filicky-Peneski, Cleo Messner, Jim Conway, Alderperson Robert LaFave and Steven Harrison.

2. Call to Order

Chair Roberta Filicky-Peneski called the meeting to order at 7:45a.m.

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 April 16, 2025 meeting.

Motion made by Steve Harrison, second by Jim Conway to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and project plan update for the redevelopment of Parcel No. 59281322060.

Paul Weaver presented project plans for the redevelopment of Parcel No. 59281322060 on South Pier Dr.

Motion to Approve on drafting a ground lease for future approval by the RDA made by Steve Harrison, second by Jim Conway. Motion carried.

7. Discussion and possible action on a consent to mortgage between the Redevelopment Authority Daniel Welsch - DBA Dumper Dan's and UnitedOne Credit Union for Parcel nos. 59281323656, 59281322035 and 59281322035.

Motion to Approve consent to mortgage subject to approval and/or modification of the City Attorney's office made by Steve Harrison, second by Jim Conway. Motion carried.

8. Discussion and possible action regarding Parcel No. 59281106225.

Director of Parking and Transit Derek Muench gave an overview of the history of the lot and future plans for the parking in the immediate area of this parcel.

Motion to approve selling Parcel No. 59281106225 to the Sheboygan Parking Utility for \$8,910.00 made by Jim Conway, second by Steve Harrison. Motion carried.

9. Discussion and possible action on use of the RDA property by Down Syndrome Association of Wisconsin for the Sheboygan and Surrounding Counties Annual Mini Golf and Awareness Walk held on September 27, 2025.

Motion to approve land use of RDA property made by Alderperson Robert LaFave, second by Steve Harrison. Motion carried.

NEXT MEETING

10. To Be Determined

ADJOURN

11. Motion to Adjourn

Motion by Alderperson Robert LaFave, second by Steve Harrison to adjourn. Motion carried. Being no further business, the meeting was adjourned at 8:41 am.



May 30, 2025

Commercial Loan Application

Borrower: Sheboygan 8th St. Acquisitions LLC / Rupp's Supper Club

Project: Acquisition and renovations of the property and business at 925 N. 8th St. - Rupp's Supper Club will transform a well-established downtown Sheboygan landmark into a modern supper club featuring classic dining, self-serve beverage technology, and 4 vibrant new residential apartments.

Total Project: \$1,075,000 including acquisition and building renovation
 \$675,000 for acquisition
 \$300,000 for renovation & equipment
 \$100,000 for working capital
 \$1,075,000

Request: City of Sheboygan revolving loan fund:

- \$425,000 forgivable loan for 17 FTE
- \$112,500 loan at half prime rate, over 10 years, deferred for 12 months
- \$537,500 total request
- 10-year term
- 4.25% interest rate
- 10-year amortization

Expected Payments: For total loan of \$537,500, payment of \$5,506.
 For non-forgivable loan, payment of \$1,152

Collateral:

- 2nd position lien on real property
- 2nd position lien on new equipment
- Owner's personal guarantee

Project Information:

Private Funds Leveraged: (The applicant must leverage a minimum of one dollar (\$1.00) of private funds for every one dollar (\$1) of loan funds requested.)

Borrower is seeking financing from Wisconsin Bank & Trust

Cost per Job Created: (At least one (1) full-time permanent position or full-time equivalent must be created for every \$25,000 of program funds requested.)

City Administrator's Office

CITY HALL
 828 CENTER AVE.
 SHEBOYGAN, WI 53081

920-459-3287
www.sheboyganwi.gov

Borrow proposes 32 jobs over the first two years, which equates to 2 management/supervisory and 30 unskilled, for a proposed total of 17 FTEs.

Low and Moderate Income (LMI) Benefits: (The project shall provide increased permanent employment or will retain existing jobs, which would have been lost locally. Of the jobs created or retained by the project, at least 51 percent of these jobs must be made available to low to moderate income persons (as defined by household incomes published by the U.S. Department of Housing and Urban Development.)

Due to the nature of the restaurant/hospitality industry, the jobs created through this application will be available to LMI persons.

Financial Feasibility and Business Viability:

Verified: Sheboygan 8th St. Acquisitions LLC is registered in good standing through the Wisconsin Department of Financial Institutions since 03/28/2025.

A UCC Filing search reveals no tax liens.

A review of the company's financial records and projections including this project has been conducted and has been found to be acceptable.

Strengths:

- Solid business plan with multiple revenue streams and creative concepts for maximizing revenue.
- Owners with vested interest in the community
- Acquisition of existing business with solid reputation and loyal customer base

Noteworthy:

- Requesting a large portion of the loan to be forgivable.
- There is still money to lend but our funds are reducing rapidly with recent loan activity.