



# REDEVELOPMENT AUTHORITY AGENDA

February 07, 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: Steven Harrison, Cleo Messner, Jim Conway, Darrell Hofland, Deidre Martinez, James Owen, and Roberta Filicky-Peneski
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

## MINUTES

- [5.](#) Approval of the minutes from the January 3, 2024 meeting.

## ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on Exclusive Right to Negotiate for property (parcel # 59281322016) located on South Pier.
7. Discussion and possible action on Blue Moon Studio LLC property located at 834 North Water Street.
8. Quarterly update on Business Loans and budget review.
9. Discussion and possible action on Uptown Slice Business Loan job creation requirement being met.
10. Discussion and possible action on Maya's Place Business Loan job creation requirement being met.
11. Update on 639 N Commerce Street demo.

## NEXT MEETING

12. To Be Determined

## ADJOURN

13. 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, January 03, 2024**

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**OPENING OF MEETING**

**MEMBERS PRESENT:** Darrell Hofland, Deidre Martinez, Jim Conway, James Owen, Steven Harrison, Cleo Messner, and Roberta Filicky-Peneski

**STAFF/OFFICIALS PRESENT:** Planning & Development Director Diane McGinnis-Casey, City Attorney Charles Adams, Mayor Ryan Sorenson, and Community Development Planner Janet Duellman

**OTHERS PRESENT:** Joseph Voelkner (Switchgear representative)

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

Jim Conway has a conflict of interest with item # 7.

**MINUTES**

5. Approval of the minutes from the December 6, 2023 meeting.

Motion by Steven Harrison, second by Deidre Martinez to approve. Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

6. Discussion and possible action on Exclusive Right to Negotiate for the property formerly known as the Mayline property located on N. Commerce Street.

Planning & Development Director Diane McGinnis-Casey explained that HKS Holdings need an Exclusive Right to Negotiate before moving forward and incurring additional cost to develop this project plan. The Exclusive Right to Negotiate is for 90 days and was included in the packet.

Motion by Darrell Hofland, second by Deidre Martinez to approve the Exclusive Right to Negotiate for 90 days. Motion carried.

7. Discussion and possible action on Exclusive Right to Negotiate for property (parcel # 59281322003) located on South Pier.

Community Development Planner Janet Duellman mentioned that the previous Exclusive Right to Negotiate had expired and with Switchgear still being interested in the property, it would be in their best interest to enter into another Exclusive Right to Negotiate especially with others expressing interest in this property. City Staff is suggesting that RDA grant a 90 days Exclusive Right to Negotiate.

The Redevelopment Authority inquired with Joseph Voelkner, if the 90 days would be enough time to finalize the project. Joseph Voelkner stated that it should be. The reason for the project not moving forward as fast as everyone would like is due to a change in the LLC. The committee inquired what exactly that meant. Joseph Voelkner stated that the change had to do with the minority owners, which owned 20%, being bought out by the majority owners. The committee also inquired about if they had a bank in mind that they will be working with. Joseph Voelkner said they will be working with National Exchange Bank & Trust out of Cedar Grove.

Planning & Development Director Diane McGinnis-Casey stated that the City is currently working on creating a TID that would include the South Pier District. The Redevelopment Authority inquired about the time of the TID and when it would be going to council. Diane McGinnis-Casey stated that it would be within the next 30 - 90 days. The committee further asked about the type of TID. Diane McGinnis-Casey said that it was going to be a Rehabilitation TID which is a 27-year TID.

Motion by Deidre Martinez, second by Darrell Hofland to approve the 90 days Exclusive Right to Negotiate for Switchgear. Motion carried. (6-0-1 abstained: Conway)

## **NEXT MEETING**

8. TBD

## **ADJOURN**

9. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 7:57 a.m.