



REDEVELOPMENT AUTHORITY AGENDA

May 20, 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 May 6, 2026.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Sheboygan Visual Artist Request to use RDA land for their annual Community Arts Festival.
7. Anglers Pub and Grill request to use RDA land for events.
8. Quarterly Financial Report
9. Annual Review of the Economic Policy Manual

ITEMS FOR CLOSED SESSION

10. Open Session: Discussion on parking near 834 N Water Street
Closed Session: Discussion on parking near 834 N Water Street

Closed Session: Motion to convene into closed session under the exemption provided in Wis. Stat. ss.19.85(1)(e) for the purpose of conferring with legal counsel for the government body who is rendering oral or written advise concerning acquiring land.

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

TENTATIVE DATE OF NEXT REGULAR MEETING

11. June 3, 2026

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, May 06, 2026

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: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Jim Conway, Steve 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. Election of the Chair
Motion made by Alder Dean Dekker to nominate Roberta Filicky-Peneski as Chair, second by Jim Conway. Motion carried.
6. Election of the Vice Chair
Motion made by Jim Conway to nominate Steve Harrison as Vice Chair, second by Cleo Messner. Motion carried

MINUTES

7. Motion to approve the minutes from April 1, 2026
Motion by Deidre Martinez, second by Jim Conway to approve the minutes from April 1, 2026. Motion carried.

ITEMS FOR CLOSED SESSION

8. Open Session: Loan Payment Aspen Oak LLC.
Closed Session: Loan Payment Aspen Oak LLC.

Motion made by Steve Harrison, second by Deidre Martinez to go into closed session 7:49. Motion carried.

Closed Session: Motion to convene into closed session under the exemption provided in Wis. Stat. ss.19.85(1)(g) for the purpose of conferring with legal counsel for the government body who is rendering oral or written advise concerning strategy to be adopted by the body with respect to litigation in which it is or could be involved, relating to a business loan for Aspen Oak, LLC.

Roll Call Vote:

Yea: Roberta Filicky-Peneski, Deidre Martinez, Alder Dean Dekker, Jim Conway, Steve Harrison, and Cleo Messner.

Nay: None

Motion made by Deidre Martinez, second by Jim Conway to reconvene into open session at 7:53.

Roll Call Vote:

Yea: Roberta Filicky-Peneski, Deidre Martinez, Alder Dean Dekker, Jim Conway, Steve Harrison, and Cleo Messner.

Nay: None

Motion made by Deidre Martinez, second by Jim Conway to send a demand letter to Aspen Oak LLC to be current on loan. Motion Carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Update to development project on South Pier

Director Zeinert updated the RDA on a proposed development project on South Pier.

TENTATIVE DATE OF NEXT REGULAR MEETING

10. May 20, 2026

ADJOURN

11. Motion to Adjourn

Motion by Deidre Martinez, second by Jim Conway to adjourn. Motion carried. Being no further business, the meeting was adjourned at 7:59 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

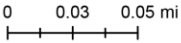
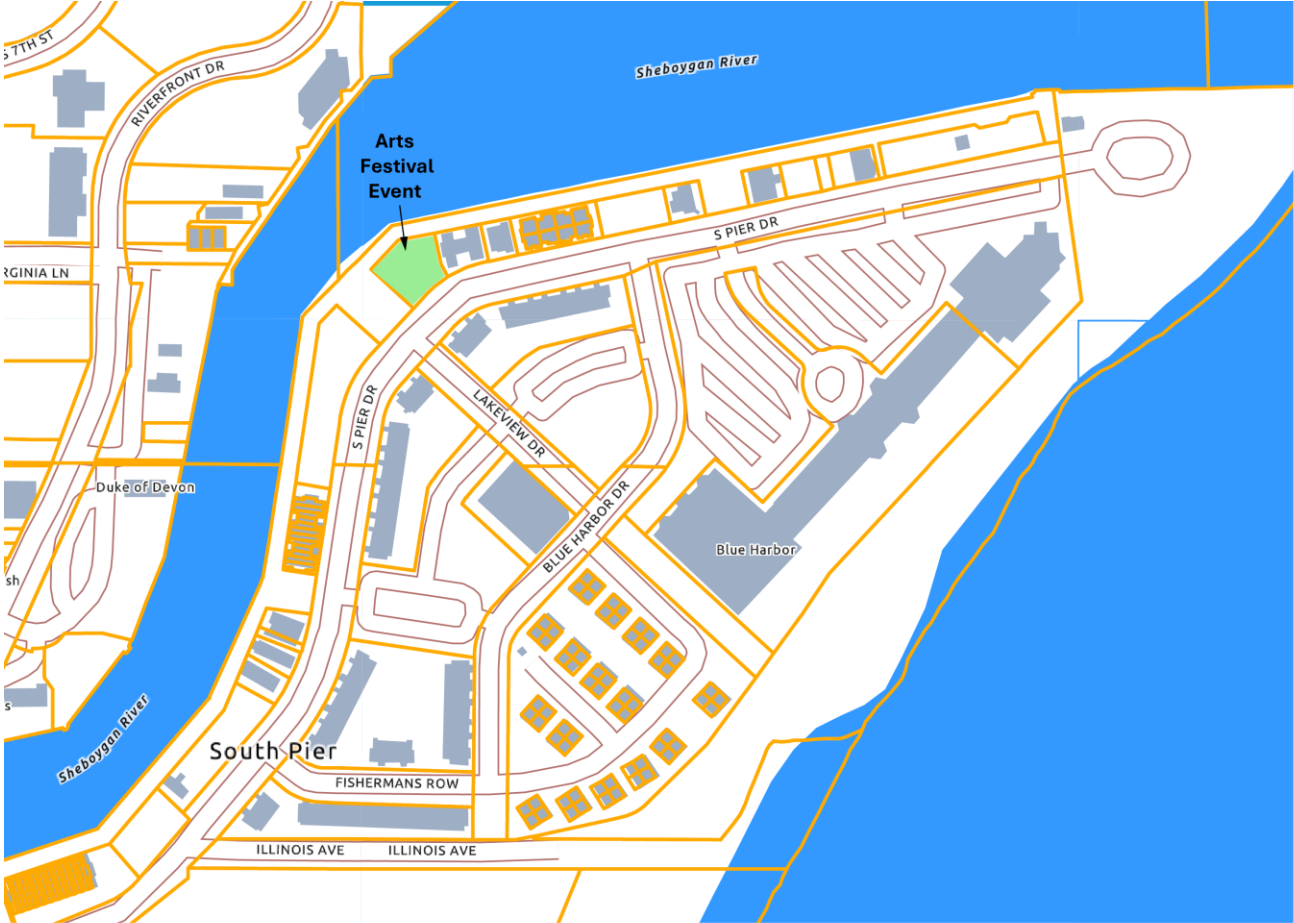
Date: May 15th, 2026

Subject: Use of RDA properties by Sheboygan Visual Artist

Sheboygan Visual Artist is requesting to use the RDA owned property on South Pier Drive for their annual Community Arts Events. The artist will exhibit, sell, demonstrate and provide workshops. They plan on putting up three (3) tents on RDA property (see attached map). The request is to use the property on several weekend dates including: 5/23-5/24, 6/13-6/14, 6/25-6/27, 7/2-7/3, 7/25-7/26 and 8/8-8/9.

City of Sheboygan PLANNING AND DEVELOPMENT

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To: Redevelopment Authority

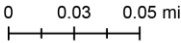
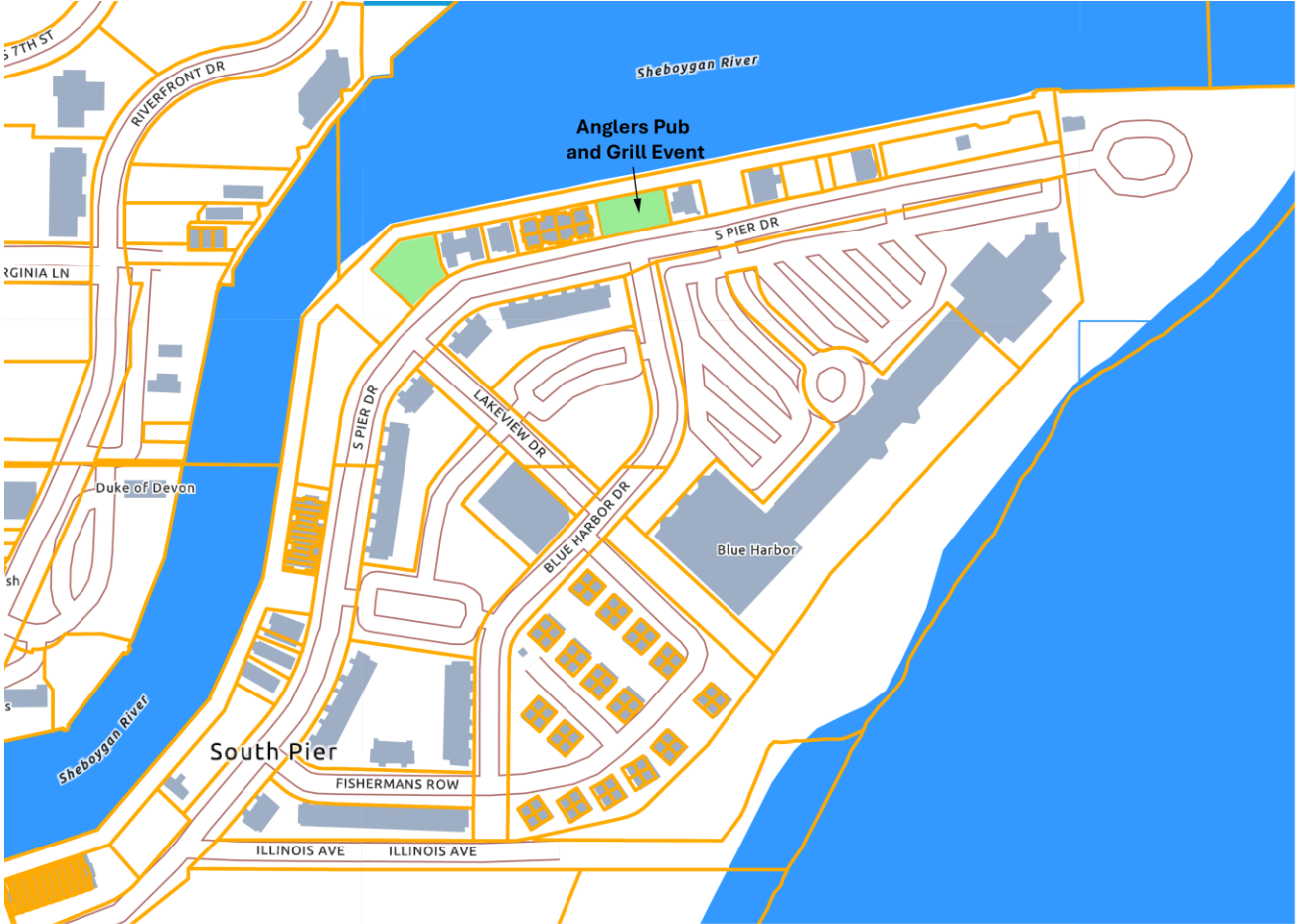
Date: May 15th, 2026

Subject: Use of RDA properties by Anglers Pub and Grill

Anglers Pub and Grill is requesting to use the RDA owned property adjacent at 518 S South Pier Drive (see attached map) for a gathering place for folks from 6/22 - 7/5 for the 4th of July event and on August 6-9 for the Boat Races. There is an expected attendance of 800 for both of events.

City of Sheboygan PLANNING AND DEVELOPMENT

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RIVER

Item 7.

PROMENAD

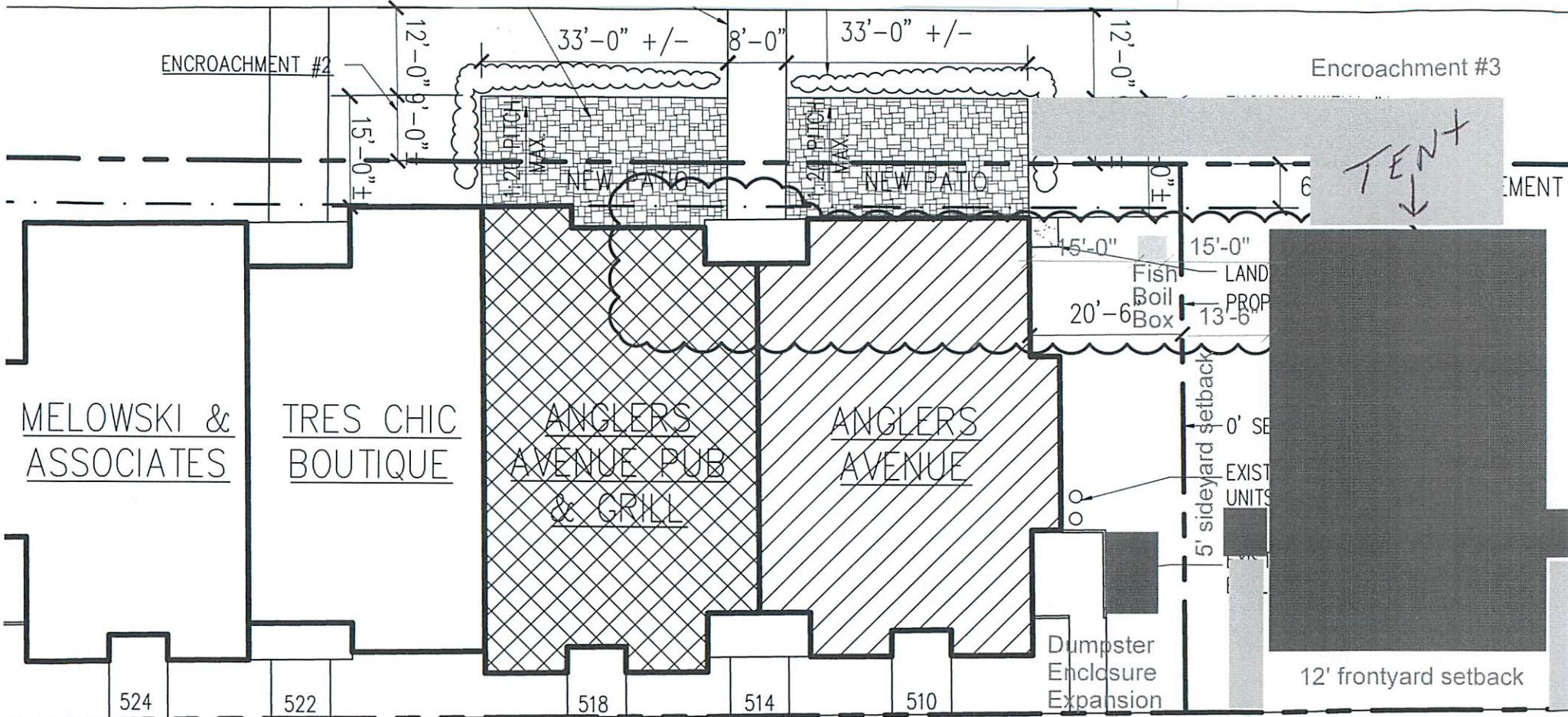
EXISTING SIDEWALK

STAMPED CONCRETE OR DECORATIVE PAVER PATIO

4 TABLES

ENCROACHMENT #2

Encroachment #3



MELOWSKI & ASSOCIATES

TRES CHIC BOUTIQUE

ANGLERS AVENUE PUB & GRILL

ANGLERS AVENUE

TENT

Fish Boil Box 20'-6"

15'-0" LAND PROP 13'-6"

5' sideyard setback

0' SE EXIST UNITS

Dumpster Enclosure Expansion

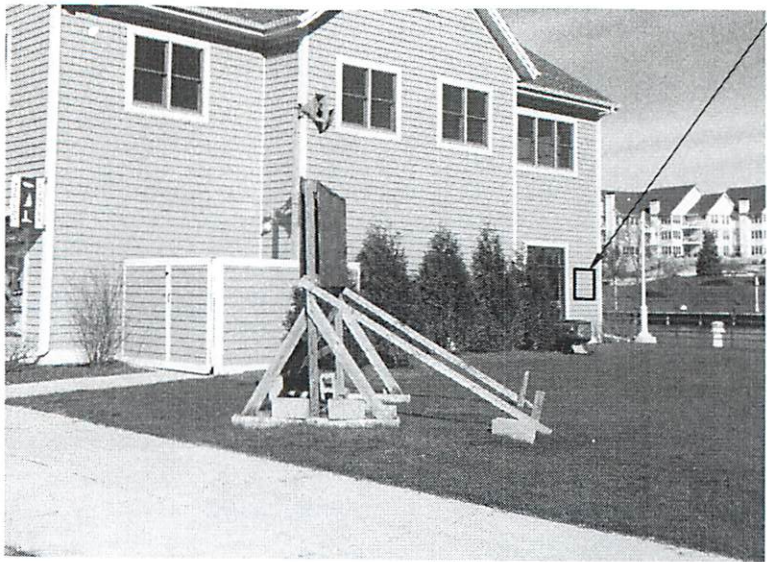
12' frontyard setback

0' SETBACK REQ'T

EXISTING ON-STREET PARKING, BOTH SIDES

SOUTH PIER DRIVE

NOTE: INSTALL SILT FENCE & ANY OTHER EROSION CONTROL MEASURES PRIOR TO INITIATING ANY SITE WORK



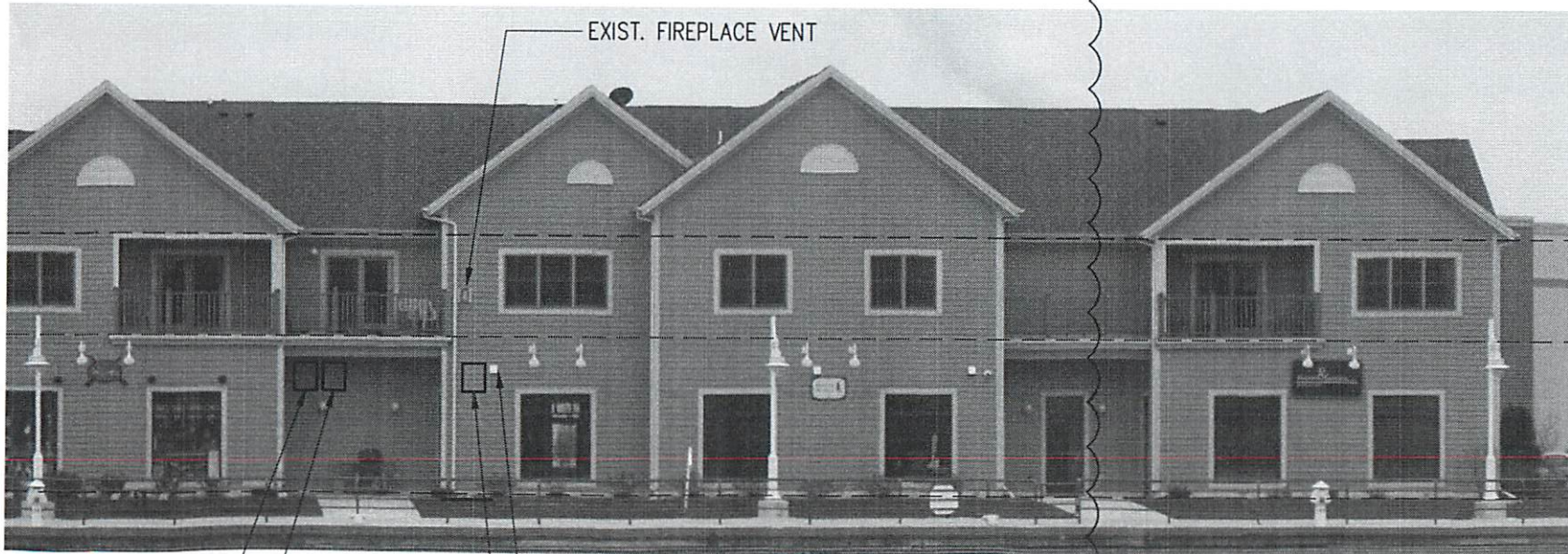
KITCHEN EXHAUST VENT, PAINT TO MATCH SIDING



Item 7.

ST SIDE PHOTO
 ING NORTHWEST FROM STREET

3 EAST SIDE PHOTO
 A2 LOOKING SOUTHWEST FROM RIVERWALK



EXIST. FIREPLACE VENT

TRUSS BRG.
 EL. 123'-0"

SECOND FLR.
 EL. 114'-0"

FIRST FLR.
 EL. 100'-0"

ECONOMIZER VENT,
 SIDING

EXIST. ELEVATOR VENT

24" W. x 30" H. PRESSURE RELIEF VENT,
 PAINT TO MATCH SIDING

AKEUP/FRESH AIR
) MATCH SIDING



**City of Sheboygan
PLANNING AND DEVELOPMENT**

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

To: Redevelopment Authority

Date: May 13th, 2026

Subject: RDA's Financials

The RDA's financial spreadsheet (see attached) is provided by staff as a quarterly review of existing business loans. Moving forward the loans will be in chronological order from the time the loan was approved.



Business Loans
As of: 4/30/2026

Business Name	Loan Orig Date	Loan Maturity Date	Original Loan Amount	Loan Balance 1/1/2026	Principal Paid 2026	Interest Paid 2026	Loan Balance 04/30/2026		Current Status	Comments
HH2 Properties (FKA Sprechers)	3/26/2016	4/1/2028	\$ 150,000.00	\$ 41,107.54	\$ 5,357.22	\$ 331.66	\$ 35,750.32		Current	
3 Sheeps Brewery	4/6/2016	4/1/2029	\$ 275,000.00	\$ 112,731.87	\$ 9,467.51	\$ 887.01	\$ 103,264.36		Current	
ePower Manufacturing	4/29/2016	10/1/2026	\$ 300,000.00	\$ 39,388.44	\$ 13,529.30	\$ 1,470.70	\$ 25,859.14		Current	May payment has not been made as of 5/14
Paper Box & Specialty	5/18/2016	6/1/2026	\$ 100,000.00	\$ 5,565.49	\$ 3,745.57	\$ 36.07	\$ 1,819.92		Current	
Old World Creamery	8/30/2016	9/1/2026	\$ 300,000.00	\$ 29,848.38	\$ 11,074.53	\$ 210.83	\$ 18,773.85		Current	
Old World Creamery II	5/9/2018	6/1/2028	\$ 500,000.00	\$ 139,814.16	\$ 17,846.40	\$ 1,171.36	\$ 121,967.76		Current	
Lifepoint Counseling LLC	4/30/2021	5/1/2031	\$ 75,000.00	\$ 42,752.07	\$ 2,633.63	\$ 365.02	\$ 40,118.44		Current	
Union Asian Market	12/15/2021	2/1/2032	\$ 75,000.00	\$ 47,877.99	\$ 2,435.71	\$ 399.21	\$ 45,442.28		Current	
Old World Creamery III	9/1/2022	9/1/2032	\$ 500,000.00	\$ 360,867.28	\$ 15,359.56	\$ 5,541.80	\$ 345,507.72		Current	
Uptown Slice	1/19/2023	3/1/2033	\$ 75,000.00	\$ 57,598.10	\$ 2,223.68	\$ 1,001.00	\$ 55,374.42		Current	
AspenOak	3/24/2025	4/1/2035	\$ 100,000.00	\$ 95,304.99	\$ 2,122.68	\$ 1,107.32	\$ 93,182.31		Late	February payment made late and March and April payments have not been made
Krazian Fuzian	3/24/2025	4/1/2035	\$ 100,000.00	\$ 94,571.17	\$ 2,774.20	\$ 1,427.32	\$ 91,796.97		Current	
Sear'd LLC	5/1/2025	5/1/2035	\$ 250,000.00	\$ 250,000.00	\$ -	\$ -	\$ 254,458.56		Current	Met with RDA to push payments into the future - missed interest added to balance
Sheboygan 8th Street Acquisitions	8/8/2025	9/1/2035	\$ 100,000.00	\$ 97,374.67	\$ 2,667.96	\$ 1,819.30	\$ 94,706.71		Current	
Old World Creamery IIII	8/20/2025	7/1/2035	\$ 750,000.00	\$ 719,572.27	\$ 20,646.70	\$ 10,084.58	\$ 698,925.57		Current	
Asian Harvest Foods	3/1/2026	2/1/2036	\$ 140,000.00	\$ 140,000.00	\$ 1,855.35	\$ 1,046.53	\$ 138,144.65		Current	
Tributary Beer Garden LLC	3/14/2026	4/1/2036	\$ 63,000.00	\$ 63,000.00	\$ 411.16	\$ 249.38	\$ 62,588.84		Current	
Totals			\$ 3,853,000.00	\$ 2,337,374.42	\$ 114,151.16	\$ 27,149.09	\$ 2,227,681.82			

Forgivable Loans

Forgiveness Date

Good Building Co LLC		1/22/2026	\$ 75,000.00	N/A			\$ -	No payments	N/A
NS Retail Holdings LLC			\$ 375,000.00	N/A			\$ 375,000.00	No payments	N/A
Sheboygan 8th Street Acquisitions			\$ 250,000.00				\$ 250,000.00		
Home Inc			\$ 100,000.00	N/A	\$ -	\$ -	\$ 100,000.00	No payments	N/A

Loan in default - On Hold



**City of Sheboygan
PLANNING AND DEVELOPMENT**

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

To: Sheboygan Redevelopment Authority Members

Date: May 13, 2026

Subject: Annual Review of the Economic Policy Manual

This memo provides the opportunity for an annual review the “Economic Policy Manual” including the “Code of Ethics”, so that the Sheboygan Redevelopment Authority's ongoing work continues to drive positive change and contribute to the economic prosperity and quality of life in Sheboygan.

In keeping with the overall mission, please review the “Economic Policy Manual” including the “Code of Ethics” and provide feedback so that they can be used to continue to guide your valuable work in the Sheboygan Community.

Economic Development Loan Program Manual

**Administered by the City of Sheboygan's
Redevelopment Authority**

11/19/2025

Economic Development Loan Program Manual

PURPOSE

The purpose of the Economic Development Loan Program, also known as the Revolving Loan Fund (RLF) is to promote employment and business opportunities in the City of Sheboygan. Such purposes are declared to be a public purpose for which public funds may be expended. Through the Economic Development Loan Program, the City will provide below market interest rate loans to qualified borrowers for specified eligible projects.

PROGRAM FUNDING

An economic development loan pool for the City of Sheboygan is established, containing funds allocated through various Community Development Block Grant Programs and income generated by repayment of loans. The pool will serve as a revolving loan fund for future activities. Loans cannot exceed 50% of total project cost.

BUSINESS DEFINITIONS

New Business – A company that has been in operation for less than 12 months or has not previously operated in the City of Sheboygan. New businesses must provide a complete business plan, 3-year financial projections, and proof of adequate capital funding. Businesses relocating from outside Sheboygan are considered new but must demonstrate net new job creation.

Existing Business – A company with 12 months or more of continuous operations supported by at least one year of financial statements. Existing businesses must provide a business plan and proof of adequate capital. Expansion projects (new facility, equipment, or workforce growth) and job retention projects qualify as existing.

ELIGIBLE AREA

Eligible activities must take place within the city limits of the City of Sheboygan. LMI (Low- and Moderate-Income) designated areas of the city will receive priority. Please contact the Department of City Development for details.

ELIGIBLE APPLICANTS

Eligible applicants are businesses and/or industries that will locate or expand in the City of Sheboygan by creating or retaining jobs, of which more than 51% must be for low and moderate-income people. Documentation of income of job positions created or retained is required. Job pirating is prohibited under Section 588 of the Quality Housing and Work Responsibility Act of 1998.

ELIGIBLE ACTIVITIES

Eligible uses of funds include: (1) building demolition if the new building value is equal or more of the assessed value of the one being demolished, renovation, or addition; (2) land acquisition,

site preparation, or new building construction; (3) equipment purchase and installation; and (4) working capital. Ineligible activities include maintenance of facilities and specialized equipment not essential to business operations.

LABOR STANDARDS (DAVIS BACON ACT)

The Applicant, if awarded an Economic Development Loan through this program, shall comply with and assure compliance of all Project contractors and subcontractors with the Davis Bacon Act, as amended 40 U.S.C. 276a-276a-5, the Contract Work Hours and Safety Standards Act, 40 U.S.C. 327-333, applicable Federal laws, provide weekly payroll reports for contractors/subcontractors working on this project, and other regulations pertaining to labor standards.

APPLICATION PROCESS

Applications must include:

For existing businesses: current year-to-date balance sheet and income statement, past two years of historical financials, a current financial statement, sources and uses of funds, three-year pro forma and cash flow analysis, and a business plan.

Two or more years of business tax returns, and credit analysis from bank lending partner if applicable

For new businesses:

(1) three-year pro forma and cash flow analysis that includes a sources and use, P&L Income Statement), Statement of Cashflows, Depreciation Schedule, Balance Sheet, and Breakeven Analysis; and a

(2) business plan that includes an Executive Summary, Business Description, Industry Analysis, Target Market Analysis, Competitive Analysis, Sales and Marketing Plan, Risk Analysis.

Credit analysis from bank lending partner if applicable.

All loan applications are subject to the State of Wisconsin Open Public Records Law.

EVALUATION CRITERIA

In general, the Redevelopment Authority of Sheboygan will evaluate the application in accordance with the following criteria and in comparison, with other applications received:

- a. Employment opportunities.
- b. Economic impact on community.
- c. Amount of project cost over and above loan.
- d. Need for financial assistance.
- e. Compatibility with nearby land uses.
- f. Consistency with existing economic development plans of the City of Sheboygan.

The City of Sheboygan will also decide of the applicant's ability to repay the loan. Each completed application will be reviewed by the Redevelopment Authority. The RDA will decide within 60 days of application submission. A rejected application may be resubmitted, provided it is revised in accordance with the RDA's recommendations and funds are still available. Decisions of the RDA shall be final.

Applications will be evaluated based on the following criteria, with a maximum of 100 points. Applicants must score at least 60 points to qualify. 10 points per category. (Please see scoring sheet attached to this document identified as Addendum A)

1. Employment Opportunities – Creates permanent jobs at or above one FTE per \$35,000 loaned, with additional points for jobs paying above the county median wage or offering benefits.
2. Spin-off Development – Potential to generate additional development.
3. Tax Base Generation – Increases local tax base relative to public expenditures.
4. Private vs. Public Investment – Leverage of private capital.
5. Benefit-to-Risk Ratio – Balance of benefits versus risks to the City of Sheboygan.
6. Economic Impact – Positive impact on the local economy.
7. Neighborhood Impact – Positive compatibility with surrounding properties.
8. Conformance with City Plans – Aligns with economic development and comprehensive plans.
9. Local Ownership & Community Commitment – Up to 10 points for locally owned or community-invested businesses.
10. Management Readiness – Up to 10 points for business plan quality, collateral, and management experience.

LOAN AND INTEREST TERMS

All loans granted under this program shall be subject to the following terms and conditions:

1. Loans will only be made to the business to be affected directly by the proposed activity.

2. No loan shall be made to any party whose application does not indicate adequate financial capacity for loan repayment.
3. Approved loan amounts may vary according to the amount of dollars in the pool.
4. Interest Rate – Loans will be issued at prime minus 1% on the day of the application is approved for projects creating or retaining a majority of low-to-moderate income (LMI) jobs, or at Prime for general projects.
5. Loan Amounts – Loans cannot exceed 50% of total project cost and are limited to \$35,000 per job created.
6. Loan Term – Up to 20 years for real estate, 7–10 years for equipment, and 3–5 years for working capital.
7. Loans will be secured by a mortgage to security agreements. The security agreements will include LMI job requirements and standards for compliance on a yearly basis.
8. Repayment Start – Loans may include up to 12 months of interest-only payment for new businesses or expansions.
9. No Loans shall be subject to any penalty for prepayment.
10. The funds of each loan shall be paid in the name of the borrower by the City and shall constitute a loan advance in the borrower's name. The City shall not disburse any of the loan proceeds to any contractor, sub-contractor or supplier until it has satisfactory written, evidence that all work has been completed satisfactorily, and that all suppliers, laborers, and sub-contractors have been paid or have delivered releases of their rights to assert liens upon the property.
11. In the event any installment payment (including, without limitation, the entire principal balance upon maturity), becomes more than fifteen (15) days past due, borrowers shall pay a late payment charge to holder equal to five (5%) percent of the entire unpaid amount of the installment. Payments received after any installment becomes more than fifteen (15) days past due shall be applied first to current installment(s) and then to delinquent installments for purposes of this Provision.
12. Claw-back provisions – Borrowers must meet job creation/retention commitments. Annual reporting required. Non-compliance may result in adjusted terms or repayment acceleration.

13. The Redevelopment Authority reserves the right to ask for additional information.

14. Application will not be considered until complete.

CODE OF ETHICS
REDEVELOPMENT AUTHORITY FOR THE CITY OF SHEBOYGAN

- 1. Members of the Redevelopment Authority for the City of Sheboygan (RDA) and staff shall carry out their responsibilities in a manner to bring respect to the organization, the City of Sheboygan and the organization's constituencies.
- 2. Members of the RDA and staff shall operate with integrity, honesty, and adherence to the trust placed in them both in fact and in appearance.
- 3. Members of the RDA and staff will hold themselves free of any conflict of interest, influence, or relationship in respect to any professional activity when dealing with clients which could impair professional judgement or objectivity or which in the reasonable view of the observer, has that effect.
- 4. Members of the RDA and staff are mindful that they are representatives of the community and shall represent the overall community interest.
- 5. Members of the RDA and staff shall keep the community, elected officials, boards and other stakeholders informed about the progress and efforts of the area's economic development program.
- 6. Members of the RDA and staff shall maintain in confidence the affairs of any client, colleague or organization or project and shall not disclose confidential information obtained in the course of RDA activities.
- 7. Members of the RDA and staff shall openly share information with the City of Sheboygan according to protocols established by that body. Such protocols shall be disclosed to clients and the public.
- 8. Members of the RDA and staff shall assure that all activities are conducted with equality of opportunity for all segments of the community without regard to race, religion, sex, sexual orientation, national origin, political affiliation, disability, age, marital status, or socioeconomic status.
- 9. Members of the RDA and staff shall abide by the principles established in this code and comply with the rules of professional conduct stated herein.

I pledge to accept and abide by the ethical code established and approved by the Redevelopment Authority for the City of Sheboygan. I understand that behavior to the contrary could lead to termination of my term as a member of the Redevelopment Authority for the City of Sheboygan.

Signed

Date

Print name