



REDEVELOPMENT AUTHORITY AGENDA

February 18, 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 February 04, 2026.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Request from Quasius Construction to use RDA parcel #59281322032 to stage construction equipment.

TENTATIVE DATE OF NEXT REGULAR MEETING

7. March 04, 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

REDEVELOPMENT AUTHORITY MINUTES

Wednesday, February 04, 2026

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

STAFF/OFFICIALS PRESENT:

City Attorney Liz Majerus, Director of Planning and Development Taylor Zeinert, Finance Director Kaitlyn Krueger, and Planner Jeff Witte

OTHER: May Xiong

MEMBERS EXCUSED: Jim Conway, Alder Dean Dekker

OPENING OF MEETING

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

2. Call to Order

The Meeting was called to order at 7:46

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest No conflicts of interest were identified

MINUTES

5. Motion to approve the minutes from January 21, 2026

Motion made by Steve Harrison, seconded by Deidra Martinez to approve the minutes from January 21, 2026. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION ITEMS FOR CLOSED SESSION

6. Loan request from Sear'd, LLC.

Motion by Deidra Martinez and second by Steve Harrison to convene into closed session at 8:03 AM.

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 Sear'd, LLC.

Roll Call Vote:

Yea: Roberta Filicky-Peneski, Deidre Martinez, Steven Harrison, Cleo Messner and Marcia Reinthaler

Nay: None

Abstain: None

Motion by Steve Harrison second by Cleo Messner to reconvene into open session at 8:39 AM

Yea: Roberta Filicky-Peneski, Deidre Martinez, Steven Harrison, Cleo Messner and Marcia Reinthaler

Nay: None

Abstain: None

Motion by Marcia Reinthaler, seconded by Diedre Martinez to approve the \$150,000 loan request from Sear'd LLC. Motion carried.

7. Loan Discussion, ePower, LLC.

Motion by Steve Harrison and second by Deidra Martinez to convene into closed session at 8:43 AM.

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 ePower, LLC.

Roll Call Vote:

Yea: Roberta Filicky-Peneski, Deidre Martinez, Steven Harrison, Cleo Messner and Marcia Reinthaler

Nay: None

Abstain: None

Motion by Marsha Reinthaler second by Diedre Martinez to reconvene into open session at 8:52 AM.

Roll Call Vote:

Yea: Roberta Filicky-Peneski, Deidre Martinez, Steven Harrison, Cleo Messner and Marcia Reinthaler

Nay: None

Abstain: None

Item 5.

Motion by Marcia Reinthaler, seconded by Diedre Martinez to direct ePower LLC to pay remaining balance, interest and penalty fees until the loan is paid in full. Any hiccups will result in immediate litigation. This is the final opportunity to negotiate. Motion carried

8. Loan Discussion, NS Retail Holdings, LLC.

Motion by Deidra Martinez and second by Steve Harrison to convene into closed session at 8:55 AM

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 NS Retail Holdings, LLC. Roll Call Vote:

Yea: Roberta Filicky-Peneski, Deidre Martinez, Steven Harrison, Cleo Messner
and Marcia Reinthaler

Nay: None

Abstain: None

Motion made by Deidre Martinez, second by Marsha Reinthaler to reconvene into open session at 8:52 AM.

Roll Call Vote:

Yea: Roberta Filicky-Peneski, Deidre Martinez, Steven Harrison, Cleo Messner and
Marcia Reinthaler

Nay: None

Abstain: None

Motion by Marsha Reinthaler and second by Diedre Martinez to authorize legal counsel to proceed with litigation. Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

9. February 18, 2026

ADJOURN

10. Motion to Adjourn

Motion to adjourn by Cleo Messner and second by Diedre Martinez to adjourn the meeting at 9:15 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:

Item 5.

*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: February 11th, 2026

Subject: Use of RDA properties by Sheboygan Quasius Construction

Quasius Construction is requesting to use the RDA-owned vacant lot adjacent to Eb Flow at 342 S. Pier Drive, parcel # 59281322032. Quasius Construction would like to put a construction trailer and associated equipment to construct an addition to Eb Flow Coffee House.

