



REDEVELOPMENT AUTHORITY AGENDA

February 04, 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 at least 24 hours before the meeting 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 January 21, 2026

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

ITEMS FOR CLOSED SESSION

6. Open Session: Loan request from Sear'd, LLC.

Closed Session: Loan request from Sear'd LLC.

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.

Reconvene into open Session: Possible action on loan request from Sear'd LLC.

- 7.

Open Session: Loan request from ePower, LLC.

Closed Session: Loan request from ePower LLC.

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.

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

8. Open Session: Loan request from NS Retail Holdings, LLC.

Closed Session: Loan request from NS Retail Holdings LLC.

Discussion and status of the business loan for NS Retail Holdings, LLC

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.

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

9. Feburary 18, 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, January 21, 2026

MEMBERS PRESENT: Roberta Filicky-Peneski, Deidre Martinez, Councilperson Dean Dekker, Steven Harrison, Cleo Messner and Marcia Reinthaler, Jim Conway

STAFF/OFFICIALS PRESENT:

Mayor Ryan Sorenson, City Attorney Liz Majerus, Director of Planning and Development Taylor Zeinert, Finance Director Kaitlyn Krueger, Director of Public Works Travis Peterson, City Engineer Kevin Jump, Assistant City Engineer Tim Moyer, and Planner Jeff Witte

OTHERS: Mike Brunette, Ray Cazis, Christopher Koehnke, Virtual

MEMBERS EXCUSED

OPENING OF MEETING

1. Roll Call: Roberta Filicky-Peneski, Deidre Martinez, Councilman Dean Dekker, Steven Harrison, Cleo Messner and Marcia Reinthaler, and Jim Conway.
2. Call to Order

The Meeting was called to order at 7:47

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 December 17, 2025.

Motion made by Steve Harrison, seconded by Marcia Reinthaler to approve the minutes from December 17, 2025. Motion carried.

ITEMS FOR DISCUSSION/ACTION

6. Request by Amit Jain to Consent to Mortgage on RDA property at 650 S. Pier Drive, Lot 6.

Motion made by Steve Harrison, seconded by Marcia Reinthaler to approve to Consent to Mortgage. Motion Carried.

7. Request by Ray Crazis for an Exclusive Right to Negotiate on parcel 592811322003.

Motion made by Steve Harrison, seconded by Marcia Reinthaler to approve a 6-month Exclusive Right to Negotiate with Mr. Crazis. Motion Carried.

8. Request by City of Sheboygan Public Works, Engineering Division to use RDA land for a new storage building.

Motion made by Jim Conway, seconded by Steve Harrison to begin negotiations with the City to purchase the property. City Finance Director Krueger to order a property appraisal.

9. Discussion and status of the business loan for ePower Manufacturing LLC.

Motion by Steve Harrison and second by Jim Conway to convene into closed session at 8:10 AM.

Motion to convene into closed session under the exemption provided in Sec.19.85(1)(e) Wis. Stats 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 Manufacturing, LLC.

Roll Call Vote:

Yea: Roberta Filicky-Peneski, Deidre Martinez, Councilperson Dean Dekker, Steven Harrison, Cleo Messner and Marcia Reinthaler, Jim Conway

Nay: None

Abstain: None

Motion by Councilperson Deckker second by Marsha Reinthaler to reconvene into open session at 8:37 AM

Yea: Roberta Filicky-Peneski, Deidre Martinez, Councilman Dean Dekker, Steven Harrison, Cleo Messner and Marcia Reinthaler, Jim Conway

Nay: None

Abstain: None

Motion by Jim Conway, seconded by Diedre Martinez to direct legal counsel to make any reasonable and necessary actions to collect the remaining debt from ePower Manufacturing and its owner(s).

TENTATIVE DATE OF NEXT REGULAR MEETING

10. February 4, 2026

ADJOURN

11. Motion to Adjourn

Motion by Deidra Martinez, seconded by Jim Conway to adjourn. Motion carried. Being no further business, the meeting was adjourned at 8:43 AM.