



***** AMENDED*** REDEVELOPMENT
AUTHORITY AGENDA**

March 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

APPROVAL OF MINUTES

5. Redevelopment Authority Meeting held on March 4, 2026.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Presentation from Aspen Oak
7. Legal update on outstanding Business Loans - NS Retail
8. Discussion about third party technical assistance for Revolving Loan Fund.
9. 2025 Preliminary Financial Report

TENTATIVE DATE OF NEXT REGULAR MEETING

10. April 1, 2026

ADJOURN

11. 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, March 04, 2026

MEMBERS PRESENT: Roberta Filicky-Peneski, Deidre Martinez, Alder Dean Dekker, Cleo Messner and Marcia Reinthaler

STAFF/OFFICIALS PRESENT: City Attorney Liz Majerus, Finance Director Kaitlyn Krueger, Public Works Director Travis Peterson, City Engineer, Kevin Jump, Directory of Planning and Development Taylor Zeinert and Planner Jeff Witte

OTHERS: Jessica Bray, John Bray, Jacob Bray and Ray York

MEMBERS EXCUSED: Steven Harrison and Jim Conway

OPENING OF MEETING

1. Roll Call: Roberta Filicky-Peneski, Deidre Martinez, Alder Dean Dekker, Cleo Messner and Marcia Reinthaler
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 was identified.

MINUTES

5. Motion to approve the minutes from February 18, 2026.
Motion made by Marsha Reinthaler, second by Deidre Martinez to approve the minutes.
Motion carried.

ITEMS FOR CLOSED SESSION

6. Open Session: Loan request from Tributary Beer Garden LLC

Closed Session: Loan request from Tributary Beer Garden LLC
Motion by Deidra Martinez, second by Cleo Messner to convene into closed session at 8:00 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 Tributary Beer Garden, LLC.

Item 5.

Roll Call Vote:

Yea: Roberta Filicky-Peneski, Deidre Martinez, Alder Dean Dekker, Cleo Messner and Marcia Reinthaler

Nay: None

Abstain: None

Motion by Deidre Martinez, second by Cleo Messner to reconvene into open session at 8:18 AM.

Yea: Roberta Filicky-Peneski, Deidre Martinez, Alder Dean Dekker, Cleo Messner and Marcia Reinthaler

Nay: None

Abstain: None

Reconvene into open Session: Possible action on loan request from Tributary Beer Garden, LLC.

Motion made by Deidra Martinez, second by Marsha Reinthaler to approve a \$63,000 Business Loan to Tributary Beer Garden, LLC. Motion Carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

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

Motion made by Deidra Martinez, second by Cleo Messner to approve selling RDA parcels 59281209431,59281209440,59281209450,59281209460,5828209470 and 59281209480 to the City of Sheboygan for \$77,000. Motion Carried.

- 8. Review Quarterly Report - Business Loan.
Finance Director Krueger presented the financial status of current business loans with the RDA.

TENTATIVE DATE OF NEXT REGULAR MEETING

- 9. March 18, 2026

ADJOURN

10. Motion to Adjourn

Motion by Deidre Martinez, second by Marsha Reinthaler to adjourn. Motion carried. Being no further business, the meeting was adjourned at 8:29 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: March 16th, 2026

Subject: Update on the business development loan for CORTA Sheboygan, LLC
/NS Retail Holdings, LLC

NS Retail received a \$367,000 loan at the September 15, 2001, meeting. When receiving the loan NS retail agreed to create 15 Low to Moderate Income (LMI) jobs. NS Retail worked with the cooperate entities of Ross and Hobby Lobby to create these LMI jobs. Ross and Hobby Lobby is located at 514 and 518 S. Taylor Street, Sheboygan, WI. While the Ross and Hobby Lobby have been created NS Retail has failed to prove that they created LMI jobs.

At the RDA meeting on June 4th, 2025, the board voted to send NS Retail a demand letter. This demand letter stated that NS Retail pay \$446,287.50 and provide proof of created jobs.

A Notice of Default and Final Opportunity to Cure letter was sent on June 4th, 2025. They have failed to meet the demand letter.

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Legal Counsel presented a memo that outlined options to collect the debt owed to the Redevelopment Authority.

On February 4th a motion was made by the Redevelopment Authority to authorize legal counsel to proceed with litigation. After attempting to contact NS/Corta with no response, we are filing a default of judgement. On March 11th, 2026, legal counsel drafted a Plaintiff's Motion for Default Judgement for \$491,323.57.



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PLANNING AND DEVELOPMENT**

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828 Center Ave, Suite 201
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To: Redevelopment Authority

Date: March 16th, 2026

Subject: Third Party Technical Assistance – Revolving Loan Fund

After an evaluation from the Department of Housing and Urban Development's Regional Office, they recommended that a third party provide technical assistance to review and provide improvements to the Revolving Loan Fund.

It is staff's recommendation that the RDA accept the technical assistance from HUD.