



# REDEVELOPMENT AUTHORITY AGENDA

December 04, 2024 at 7:45 AM

City Hall  
Conference Room 106  
828 Center Avenue  
Sheboygan, WI

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

## MINUTES

5. Motion to approve the minutes from the November 6, 2024 meeting.

## ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion on possible business loan application for Uptown Slice.
7. Discussion and possible action on an Exclusive Right to Negotiate for parcel # 59281322060 on South Pier.

**Potential Closed Session:** Motion to convene into closed session under the exemption provided in Sec. 19.85(1)(e) Wis. Stats. for the purpose of negotiating the purchasing of public properties or conducting other specified public business, to-wit: Discussion regarding an Exclusive Right to Negotiate for potential development on South Pier where competitive and bargaining reasons require a closed session.

**Open Session:** Motion to reconvene into open session.

Discussion and possible action on Exclusive Right to Negotiate.

## NEXT MEETING

8. To Be Determined

## ADJOURN

9. 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, November 06, 2024

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

**STAFF/OFFICIALS PRESENT:** City Attorney Charles Adams, Finance Director Kaitlyn Krueger, City Administrator Casey Bradley, and Community Development Planner Janet Duellman

### OPENING OF MEETING

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

2. Call to Order

Chair Roberta Filicky-Peneski called the meeting to order at 7:45 am.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

No committee member had a conflict of interested.

### MINUTES

5. Motion to approve the minutes from the October 2, 2024 meeting.

Motion by Darrell Hofland, second by Alderperson LaFave to approve. Motion carried.

### ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on the Development Agreement for the Jakum property located on N 15th Street (parcel # 59281718350 and 59281712930).

Motion by Darrell Hofland, second by Jim Conway to approve draft development agreement and allow staff to make non-substantive changes without bringing it back to committee. Motion carried.

7. Discussion and possible action on the Development Agreement in relations to the proposed development of Redevelopment Authority owned properties located on N. Commerce Street (parcel # 59281501640, 59281501600, 59281501620, 59281501610, 59281501630, 59281501540, 59281501550, and 59281501560).

Motion by Steven Harrison, second by Deidre Martinez to allow staff to make non-substantive changes to the development agreement without bringing it back to committee. Motion carried.

*Darrell Hofland left 8:29 am.*

8. Discussion and possible action on business loans

a) Quarterly report.

Kaitlyn Krueger reviewed the year-to-date financial reports for the RDA committee.

b) Individual Business Loans.

1. NS Retail Holdings.

2. TacTik Lighting (Epower).

Motion by Jim Conway, second by Alderperson LaFave to start the default process. Motion carried.

9. Discussion and possible action on Year-to-Date Redevelopment Authority financial report.

Kaitlyn Krueger reviewed the year-to-date financial reports for the RDA committee.

**NEXT MEETING**

10. To Be Determined

**ADJOURN**

11. Motion to Adjourn

Motion by Deidre Martinez, second by Alderperson LaFave to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 8:56 am.