



REDEVELOPMENT AUTHORITY AGENDA

June 25, 2025 at 7:45 AM

**City Hall - Conference Room 106, 828 Center Avenue,
Sheboygan, WI**

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

MINUTES

- [5.](#) Motion to approve the minutes from June 18, 2025.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Adjourn into closed session pursuant to Wisconsin Statutes 19.85(1)(g), which allows the body to confer with legal counsel who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, to wit: Developing strategy to address default of business development loan for EPowers Manufacturing LLC.

Open Session: Motion to reconvene into open session.

Discussion and possible action on the business development loan.

NEXT MEETING

7. To Be Determined

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*

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES
Wednesday, June 18, 2025

MEMBERS PRESENT: Roberta Filicky-Peneski, Steven Harrison, Cleo Messner, Alderperson Robert La Fave and Deidre Martinez.

MEMBERS EXCUSED: Jim Conway and Darrell Hofland.

STAFF/OFFICIALS PRESENT: Deputy City Attorney Liz Majerus, Director of Planning and Development Taylor Zeinert, Assistant to the City Administrator Marie Foss.

OTHERS: Ryan Crump, Delaine Reichert, Samuel Malei, Chris Kennedy and James Schramm.

OPENING OF MEETING

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

Committee Member Deidre Martinez identified a conflict with Item #7 on the agenda.

MINUTES

5. Motion to approve the minutes from June 4, 2025.

Motion made by Alderperson Robert La Fave, seconded by Deidre Martinez to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action of the RDA property by Blue Harbor for a special event on July 4, 2025.

Presentation made by Blue Harbor on event details.

Motion made by Steven Harrison, seconded by Cleo Messner to approve the RDA land use contingent upon the parameters set forth in the special event permit. Motion carried.

7. Discussion and possible action on a potential business development loan for Sheboygan 8th St. Acquisitions, LLC for a business located at 925 N 8th Street.

Adjourn into closed session pursuant to Wisconsin Statutes 19.85(1)(e)(deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session) relating to the following: Consider loan application for Sheboygan 8th St. Acquisitions, LLC

Motion by Alderperson Robert La Fave, seconded by Cleo Messner to convene in closed session.

Roll Call Vote:

Yea: Filicky-Peneski, Harrison, Messner, La Fave and Martinez

Nay: None

Open Session: Motion to reconvene into open session.

Motion by Alderperson Robert La Fave, seconded by Steven Harrison to convene in open session.

Roll Call Vote:

Yea: Filicky-Peneski, Harrison, Messner and La Fave

Nay: None

Abstain: Martinez

Discussion and possible action on the business loan application.

Motion by Steven Harrison, seconded by Alderperson Robert La Fave to approve the business development loan application subject to the following loan terms: \$250,000 forgivable loan for the job creation and retention of 17 FTE based on the 2008 Policies, \$100,000 loan based on a 4.75% interest rate with a 10-year term and 10-year amortization, and subject to city staff updating the business development loan memo to reflect the updated total project costs. Motion carried (Abstained – Martinez).

NEXT MEETING

8. June 25, 2025

ADJOURN

9. Motion to Adjourn

Motion by Alderperson Robert La Fave, seconded by Steven Harrison to adjourn. Motion carried. Being no further business, the meeting was adjourned at 8:48 AM.