



REDEVELOPMENT AUTHORITY AGENDA

May 06, 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
5. Election of the Chair
6. Election of the Vice Chair

MINUTES

7. Motion to approve the minutes from April 1, 2026

ITEMS FOR CLOSED SESSION

8. Open Session: Loan Payment Aspen Oak LLC.

Closed Session: Loan Payment Aspen Oak 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 Aspen Oak, LLC.

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

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [9.](#) Update to development project on South Pier

TENTATIVE DATE OF NEXT REGULAR MEETING

10. May 20, 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, April 01, 2026

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

STAFF/OFFICIALS PRESENT: City Attorney Liz Majerus, Finance Director Kaitlyn Krueger, Director of Planning and Development Taylor Zeinert

OTHERS:

MEMBERS EXCUSED:

OPENING OF MEETING

1. Roll Call: Roberta Filicky-Peneski, Deidre Martinez, Alder Dean Dekker, Jim Conway, Steve Harrison, 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 by Steve Harrison, second by Marcia Reinthaler to approve the minutes from March 18, 2026. Motion carried.

CLOSED SESSION ITEMS

6. Open Session: NS Retail Holdings, LLC Payment

Closed Session: NS Retail Holdings LLC Payment

Motion made by Dean Dekker, second by Jim Conway to go into closed session at 7:48. Motion carried.

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, Alder Dean Dekker, Jim Conway, Steve Harrison, Cleo Messner and Marcia Reinthaler

Item 7.

Nay: None

Motion made by Deidre Martinez, second by Jim Conway to reconvene into open session at 8:11.

Roll Call Vote:

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

Nay: None

Motion by Marcia Reinthaler, second by Alder Dean Dekker to authorize city staff to continue negotiations with NS Retail Holdings regarding the default loan as discussed in closed session and further authorize city staff to agree to a settlement consistent with the closed session discussion. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Late Payment Discussion

Discussion about Late Payments – No follow up is needed.

8. Website Training - Planning and Development Director

Information provided by Director Zeinert.

9. Development Presentation - Planning and Development Director

Presentation given by Director Zeinert.

TENTATIVE DATE OF NEXT REGULAR MEETING

10. April 15, 2026

ADJOURN

11. Motion to Adjourn

Motion by Jim Conway, second by Marsha Reinthaler to adjourn. Motion carried. Being no further business, the meeting was adjourned at 8:52 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:

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From: David Gass <dgass@rohdedales.com>

Sent: Tuesday, April 28, 2026 9:51 AM

To: Brion Winters <brion.winters@vonbriesen.com>; Paul Weaver <pweaver832@aol.com>; Bradley, Casey <Casey.Bradley@sheboyganwi.gov>; Taylor Zeinert <TZ1388@sheboyganwi.gov>; Majerus, Liz <Liz.Majerus@sheboyganwi.gov>; Danielle L. Keller <danielle.keller@vonbriesen.com>; Hamrin, Rebecca <rhamrin@gklaw.com>

Subject: The Riverstead LLC

Item 9.

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Brion:

Upon further discussion after our conference call, we do not believe that we can reach agreement with the RDA on acceptable terms and conditions for The Riverstead LLC to proceed with full confidence that it can complete the proposed condominium development. Accordingly, The Riverstead LLC will not be taking any further action on this development at this time.

Dave

David Gass

Attorney

RohdeDales^{LLP}
Attorneys and Counselors