



REDEVELOPMENT AUTHORITY AGENDA

July 29, 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

MINUTES

- [5.](#) Motion to approve the minutes from July 15, 2026.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [6.](#) Special event request from Anglers Pub and Grill

TENTATIVE DATE OF NEXT REGULAR MEETING

7. August 5, 2026

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

REDEVELOPMENT AUTHORITY MINUTES

Wednesday, July 15, 2026

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

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

OTHER: Tina Ottman-Boykin, Delaine Relchert

OPENING OF MEETING

1. Roll Call

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

2. Call to Order

The meeting was called to order at 7:45 am.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify Potential Conflict(s) of Interest

No conflict is identified.

MINUTES

5. Motion to approve the minutes from the July 1, 2026 meeting.

Motion made by Steve Harrison, second by Marcia Reinthaler to approve the minute from July 1, 2026. Motion carried.

6. Request to use RDA land for the Midwest Challenge Event at Blue Harbor Resort.

Motion made by Deidre Martinez, second by Jim Conway to place the request on file. Motion carried.

7. Discuss and possible action on loan terms with Life Point Counseling, 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 terms request from Life Point Counseling, LLC.

Motion made by Jim Conway, second by Marcia Reinthaler to go into closed session at 8:03 AM.

Roll Call Vote:

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

Nay: None

OPEN SESSION

8. Motion to reconvene in open session for possible action relating to the matters discussed in closed session.

Motion made by Jim Conway, second by Marcia Reinthaler to reconvene into open session at 8:08 am.

Roll Call Vote:

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

Nay: None

Motion made by Jim Conway second by Deidre Martinez to agree to subordinate refinanced mortgage by UMB Bank on 805 N. 6th Street and remain in second position. Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

9. August 5, 2026

ADJOURN

10. Motion to Adjourn

Motion made by Deidre Martinez second by Marcia Reinthaler to adjourn the meeting. Motion carried. Being no further business, the meeting was adjourned at 8:15 am.



City of Sheboygan
PLANNING AND DEVELOPMENT

Sheboygan City Hall
828 Center Ave, Suite 201
Sheboygan, WI 53081

To: Redevelopment Authority

Date: July 21st, 2026

Subject: Use of RDA properties by Anglers Pub and Grill

Executive Summary:

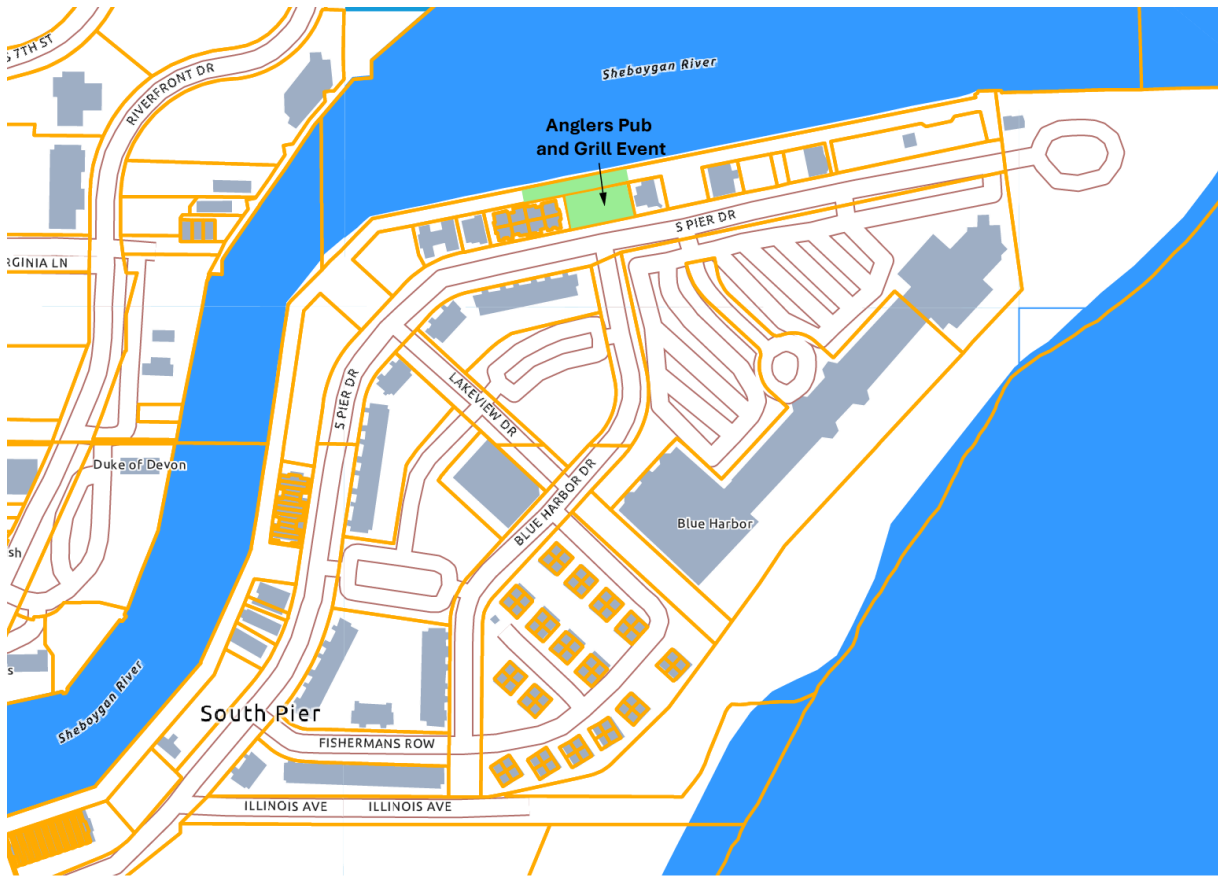
Anglers Pub and Grill is requesting to use the RDA owned property adjacent to 518 South Pier Drive (see attached map) for a gathering place for the Coho Derby on July 31st. The space will be utilized as a public gathering area, event hub, and activation site to support the annual Coho Derby weekend.

Background:

Originally, Anglers Pub and Grill was approved by the RDA on June 17th to use the property adjacent to 518 South Pier Drive from August 1st through August 10th for the Midwest Challenge Powerboat Races. This event was canceled and the city has pivoted to a car and motorcycle show.

City of Sheboygan PLANNING AND DEVELOPMENT

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