



REDEVELOPMENT AUTHORITY AGENDA

June 18, 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 4, 2025.

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
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

Open Session: Motion to reconvene into open session.

Discussion and possible action on the business loan application

NEXT MEETING

8. June 25, 2025

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, June 04, 2025

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

STAFF/OFFICIALS PRESENT: Mayor Ryan Sorenson, Deputy City Attorney Liz Majerus, Director of Planning and Development Taylor Zeinert, Finance Director Kaitlyn Krueger, Assistant to the City Administrator Marie Foss, Kristen Fish-Peterson (Redevelopment Resources – via remote attendance).

OTHERS: Samuel Malei, Steve Knaus, Marty Cowie, Lenny Schaub, and Asher Heimermann.

OPENING OF MEETING

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

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

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

MINUTES

5. Motion to approve the minutes from April 30, 2025.

Motion made by Steven Harrison, seconded by Alderperson Robert La Fave to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action relating to a loan modification request for the previously approved business development loan to Old World Creamery located at 1606 Erie Avenue.

Motion to approve a loan modification request made by Deidre Martinez, seconded by Alderperson Robert La Fave. 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.

Presentation by Sheboygan 8th St. Acquisitions, LLC for a business proposal 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 Darrell Hofland to convene in closed session.

Roll Call Vote:

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

Nay: None

Abstain: Martinez

Open Session: Motion to reconvene into open session.

Motion by Darrell Hofland, seconded by Steven Harrison to convene in open session.

Roll Call Vote:

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

Nay: None

Abstain: Martinez and Conway (conflict of interest identified in closed session)

Discussion and possible action on the business loan application

Motion by Darrell Hofland, seconded by Alderperson Robert La Fave to table Item #7. Motion carried (Abstained by Martinez and Conway).

8. 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 NS Retail Holdings.

Motion by James Conway, seconded by Alderperson Robert La Fave to convene in closed session.

Roll Call:

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

Nay: None

Open Session: Motion to reconvene into open session.

Motion by Darrell Hofland, seconded by Deidre Martinez to convene in open session.

Roll Call:

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

Discussion and possible action on the business development loan.

Motion by Jim Conway, seconded by Deidre Martinez to authorize the City Attorney's office to draft and send a demand letter to the borrower citing the right to cure within the parameters of the the contract. Motion Carried.

9. Discussion and action on appointment of Taylor Zeinert as RDA Executive Director.

Motion by Deidre Martinez, seconded by Alderperson Robert La Fave to approve the appointment of Taylor Zeinert as the RDA Executive Director.

10. Discussion and possible action of the RDA property by Driftwood Bar and Grill for a special event on July 2-6, 2025.

Motion by Darrell Hofland, seconded by Alderperson Robert La Fave to approve the use upon the same conditions as approved in 2024 (RDA land use fee, music must end by 10:00pm, proof of insurance and hold harmless agreement, tent and signs to be removed on or before July 6, 2025 and special events permit through DPW and Change of Premise through the Clerks Office). Motion carried.

NEXT MEETING

11. To Be Determined

ADJOURN

12. Motion to Adjourn

Motion by Deidre Martinez, second by Alderperson Robert La Fave to adjourn. Motion carried. Being no further business, the meeting was adjourned at 9:26 AM.





June 16, 2025

Commercial Loan Application

Borrower: Sheboygan 8th St. Acquisitions LLC / Rupp's Supper Club

Project: Acquisition and renovations of the property and business at 925 N. 8th St. – Rupp's Supper Club will transform a well-established downtown Sheboygan landmark into a modern supper club featuring classic dining, self-serve beverage technology, and 4 vibrant new residential apartments.

Total Project: \$1,075,000 including acquisition and building renovation
 \$675,000 for acquisition
 \$300,000 for renovation & equipment
 \$100,000 for working capital
 \$1,075,000

Request: City of Sheboygan revolving loan fund:

- \$350,000 total loan request
- \$250,000 forgivable loan for 17 FTE based on the 2008 Policies
- \$100,000 requested loan from the RDA
- 10-year term
- 4.25% interest rate
- 10-year amortization

Expected Payments: For total loan of \$350,000
 For non-forgivable loan, payment of \$1,667 monthly over 60 months (5 years)

Collateral:

- 2nd position lien on real property
- 2nd position lien on new equipment
- Owner's personal guarantee

Project Information:

Private Funds Leveraged:

- The applicant is putting in a \$100,000 of personal equity towards the venture

Borrower is seeking financing from Wisconsin Bank & Trust

Cost per Job Created: *(At least one (1) full-time permanent position or full-time equivalent must be created for every \$25,000 of program funds requested.)*

City Administrator's Office

CITY HALL
 828 CENTER AVE.
 SHEBOYGAN, WI 53081

920-459-3287
www.sheboyganwi.gov

Borrow proposes 32 jobs over the first two years, which equates to 2 management/supervisory and 30 unskilled, for a proposed total of 17 FTEs.

Low and Moderate Income (LMI) Benefits: (The project shall provide increased permanent employment or will retain existing jobs, which would have been lost locally. Of the jobs created or retained by the project, at least 51 percent of these jobs must be made available to low to moderate income persons (as defined by household incomes published by the U.S. Department of Housing and Urban Development.)

Due to the nature of the restaurant/hospitality industry, the jobs created through this application will be available to LMI persons.

Financial Feasibility and Business Viability:

Verified: Sheboygan 8th St. Acquisitions LLC is registered in good standing through the Wisconsin Department of Financial Institutions since 03/28/2025.

A UCC Filing search reveals no tax liens.

A review of the company's financial records and projections including this project has been conducted and has been found to be acceptable.

Strengths:

- Solid business plan with multiple revenue streams and creative concepts for maximizing revenue.
- Owners with vested interest in the community
- Acquisition of existing business with solid reputation and loyal customer base

Noteworthy:

- Applicant is now putting in personal equity
- The 2008 Policy was publicly available and the recommendation is to abide by the publicly available policy
- Requesting a large portion of the loan to be forgivable.
- There is still money to lend but our funds are reducing rapidly with recent loan activity.