



*** AMENDED*** REDEVELOPMENT AUTHORITY AGENDA

July 01, 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 June 17th, 2026.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Maya's Place Presentation
7. Dock Yard Expansion Project Update
8. Discuss Policy for Special Events

CLOSED SESSION

9. 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 SEAR'D, LLC.

OPEN SESSION

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

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

11. Loan Program Discussion

TENTATIVE DATE OF NEXT REGULAR MEETING

12. JULY 15, 2026

ADJOURN

13. 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 17, 2026

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

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

OTHER: Katie Nack (a representative from SVA) and Milo Weiss (a representative from Anglers Pub)

MEMBERS EXCUSED: Jim Conway

OPENING OF MEETING

1. Roll Call

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

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 of interest

No conflicts of Interests were identified.

MINUTES

5. Motion to approve the minutes from May 20th, 2026.

Motion made by Cleo Messner, second by Deidra Martinez to approve the minutes from May 20, 2026. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Sheboygan Visual Artist Request to use RDA land for their annual Community Arts Festival.

Motion made by Deidra Martinez, second by Cleo Messner to allow use of RDA parcel 59281322010 for Community Arts Festival Events on 8/29-8/30 and 9/19-9/20.

7. Anglers Pub and Grill request to use RDA land for events.

Motion made by Marsha Reinthaler, second by Deidra Martinez to allow use of RDA parcels 59281322010 and 59281322001 for 4th of July event from 6/22-7/9 and for the boat races from 8/1-8/12. Motion carried.

ITEMS FOR CLOSED SESSION

8. Open Session: Loan Payments ePower LLC.

Closed Session: Loan payment ePower LLC.

Motion made Alderperson Dean Dekker, second by Deidre Martinez to go into closed session at 8:00 AM.

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 ePower, LLC.

Roll Call Vote: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Cleo Messner, Steven Harrison and Marcia Reinthaler

Nay: None

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

Motion made by Marcia Reinthaler, second by Deidre Martinez to reconvene into open session at 8:02 AM.

Roll Call Vote: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Cleo Messner, Steven Harrison and Marcia Reinthaler

Nay: None

Motion made by Deidra Martinez, second by Alderperson Dean Dekker to proceed with litigation. Motion carried.

9. Open Session: Loan for SEAR'D LLC.

Closed Session: Loan for SEAR'D LLC.

Motion made Marsha Reinthaler, second by Deidre Martinez to go into closed session at 8:00 AM

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 request from SEAR'D, LLC.

Roll Call Vote: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Cleo Messner, Steven Harrison and Marcia Reinthaler

Nay: None

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

Motion made by Alderperson Dean Dekker, second by Marsha Reinthaler to reconvene into open session at 8:11 AM.

Roll Call Vote: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Cleo Messner, Steven Harrison and Marcia Reinthaler

Nay: None

Motion made by Alderperson Dean Dekker, second by Marsha Reinthaler to deny the request from SEAR'D LLC to move from 2nd position on business loan approved by the RDA on February 4th,2026. Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

10. July 1, 2026

ADJOURN

11. Motion to Adjourn

Motion was made by Martha Reinthaler, second Alderperson Dean Dekker Martinez to adjourn. Motion carried. Being no further business, the meeting was adjourned at 8:35 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:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website



**City of Sheboygan
PLANNING AND DEVELOPMENT**

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

To: Redevelopment Authority

Date: June 26th, 2026

Subject: Maya's Place Update

As a way celebrate successful economic development loans and to learn how we can better serve business owners, staff has asked loan recipients to provide an annual update about their businesses to the Redevelopment Authority. Maya's Place who was given a loan in 2023 to operate a dog daycare and board will be presenting at the meeting.



**City of Sheboygan
PLANNING AND DEVELOPMENT**

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

To: Redevelopment Authority

Date: June 25, 2026

Subject: Use of RDA property by Ray Cazis

Ray Cazis is requesting a 6-month extension from June 12th for the exclusive right to negotiate on RDA owned parcel 59281322003 located on S. Pier. (see attached map) Presentation will be given at the meeting.

**City of Sheboygan
PLANNING AND DEVELOPMENT**

Sheboygan City Hall
828 Center Ave, Suite 201
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Redevelopment Authority (RDA) Short-Term Event Use Policy – Draft

1. Purpose & Scope

This policy establishes standard procedures for the temporary use of RDA-owned property for short-term events.

Applicability: Applies to all public, private, non-profit, or commercial entities requesting use of RDA land for a duration of 2-14 consecutive days.

2. General Requirements

- **Property Condition:** All properties are in "as-is" condition. The RDA makes no warranties regarding utility access, ground leveling, or suitability for specific event structures.
- **Restoration:** Permittees must restore the property to its original condition within 24 hours of the event conclusion. All trash, structures, and temporary signage must be removed.
- **Compliance:** Events must comply with all local municipal zoning, noise ordinances, health department regulations, and building codes.

3. Application Process & Timeline

- **Submission Deadline:** Completed applications with payment of fees must be submitted to the Department of Public Works at least 30 calendar days prior to the proposed start date of the event.
- **Approval:** Events (over one day) require formal authorization from the RDA Board of Directors during a scheduled bi-monthly public meeting. One day events may be approved administratively by the Executive Director.

4. Event Operations & Logistics

- **Security & Traffic:** The RDA may require hiring off-duty local law enforcement at the applicant's expense.
- **Utilities:** Temporary hookups are not available. Permittees must utilize quiet-run, low-emission portable generators.

5. Insurance & Liability Constraints

No permit will be issued without verification of financial protection.

- **Commercial General Liability:** The event organizer shall submit a General Liability Policy Certificate with a minimum of \$1,000,000 AND an insurance endorsement either:

- naming the Redevelopment Authority as an additional insured party for all event dates (including setup and teardown), OR
- evidencing blanket additional insured coverage
- The City of Sheboygan must also be listed as the Certificate Holder with the address listed as:
 - Redevelopment Authority
 - 828 Center Avenue
 - Sheboygan, WI 53081
- Some activities may require additional insurance. The City of Sheboygan will work with you on a case-by case basis.