



# REDEVELOPMENT AUTHORITY AGENDA

**August 27, 2025 at 7:45 AM**

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

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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
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

## MINUTES

- [5.](#) Motion to approve the minutes from July 30, 2025.

## ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [6.](#) Discussion and possible action on the use of RDA properties by Blue Harbor for a wedding event being held on September 6, 2025.
- [7.](#) Discussion and possible action on the business development loan to CORTA Sheboygan, LLC /NS Retail Holdings, LLC located at 514 and 518 S. Taylor.
- [8.](#) Discussion and possible action relating to lease modification request for a previously approved project located at 820 Indiana Avenue.
- [9.](#) Discussion and possible action on past due lease payments for 528 and 534 South Pier Drive.
- [10.](#) Quarterly RDA Loan Update
- [11.](#) Discussion and possible action of adopting a Code of Ethics and Operational Guidelines of RDA members.

## NEXT MEETING

12. September 17th, 2025

## 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, July 30, 2025**

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

**MEMBERS EXCUSED:** Deidre Martinez.

**STAFF/OFFICIALS PRESENT:** Director of Planning and Development Taylor Zeinert, Mayor Sorenson, Planner Jeff Witte, Assistant to the City Administrator Marie Foss.

**OTHERS:** Appointed Counsel Attorney Nick Cerwin (remotely), Ryan Crump (remotely) and Thomas Covington (remotely).

**OPENING OF MEETING**

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

Chair Roberta Filicky-Peneski called the meeting to order at 7:45am.

3. Pledge of Allegiance

The Pledge of Allegiance as recited.

4. Identify potential conflict of interest

No conflicts of interest were identified.

**MINUTES**

5. Motion to approve the minutes from June 25, 2025.

Motion made by Darrell Hofland, seconded by Jim Conway to approve. Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

6. Discussion and possible action on use of the RDA property by Powerboat P1 USA LLC for the boat races held the weekend of August 7-11, 2025.

Ryan Crump and Thomas Covington discussed the partnership with P1 and Blue Harbor for the upcoming boat race weekend.

Motion made by Steven Harrison, seconded by Jim Conway to approve the amended RDA land use to include Blue Harbor's participation. Motion carried.

7. Discussion and possible action of adopting a Code of Ethics and Operational Guidelines of RDA members.

Discussion took place amongst RDA members and appointed council regarding the documents attached to Item #7 on the agenda.

Item 5.

Motion made by Alderperson Robert La Fave, seconded by Darrell Hofland to table Item #7 for further staff review. Motion carried.

## **NEXT MEETING**

8. August 27, 2025

## **ADJOURN**

9. Motion to Adjourn

Motion by Jim Conway, second by Darrell Hofland to adjourn. Motion carried. Being no further business, the meeting was adjourned at 8:23 AM.





**City of Sheboygan**  
**PLANNING AND DEVELOPMENT**

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

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**To:** Redevelopment Authority

**Date:** August 27<sup>th</sup>, 2025

**Subject:** Use of RDA properties by Blue Harbor Resort

Blue Harbor Resort has applied for Special Event Permit and would like to erect a temporary tent from September 5<sup>th</sup>- 8<sup>th</sup> on land that belongs to Blue Harbor Resort and the RDA (see attached map). The tent will serve as a weather backup location for a wedding ceremony. The reception of about 200 persons will take place inside the resort in the Lakeside Terrace and Grand Ballrooms.

Item 6.

Untitled project  Saved on this device

File Edit View Add Tools Help

725 Blue Harbor Drive, Sheboygan



Damiano/Lang wedding Tent

9/10/25

5-9

6





**City of Sheboygan**  
**PLANNING AND DEVELOPMENT**

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

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**To:** Redevelopment Authority

**Date:** August 5<sup>th</sup>, 2025

**Subject:** Business Development Loan for CORTA Sheboygan, LLC /NS Retail Holdings, LLC

NS Retail received a \$367,000 loan at the September 15, 2001, meeting. When receiving the loan NS retail agreed to create 15 Low to Moderate Income (LMI) jobs. NS Retail worked with the cooperate entities of Ross and Hobby Lobby to create these LMI jobs. Ross and Hobby Lobby is located at 514 and 518 S. Taylor Street, Sheboygan, WI. While the Ross and Hobby Lobby have been created NS Retail has failed to prove that they created LMI jobs.

At the RDA meeting on June 4th, 2025, the board voted to send NS Retail a demand letter. This demand letter stated that NS Retail pay \$446,287.50. This letter is attached to this memo.

CORTA Sheboygan, LLC/NS Retail Holdings, LLC is seeking to forebear collection on a promissory note for six months made between the RDA and NS Retail Holdings, LLC, ("NS Retail") on December 27, 2021. The note contains a condition that the business development creates fifteen full-time positions for persons in low to moderate income households. Section 3 of the Housing and Urban Development Act of 1968 mandates that recipients of certain HUD financial assistance prioritize the creation of employment and business opportunities for

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low- and very low-income individuals, particularly those who receive government housing assistance, and for businesses that serve these individuals. They have accomplished this goal. However, they have not obtained the employment verification documents as a requirement for receiving funding from the City's Community Development Block Grant Program.

Since they received notice of default in fall of last year, they have diligently attempted to work with the tenants to obtain the Employee Income Certification forms required by The Department of Urban Development (HUD). The tenants have not been amenable to working with them.

NS Retail and CORTA respectfully request that the RDA forbear collection on the promissory note for six additional months, to give them the opportunity to come into compliance with the promissory note.

Staff commends NS Retail and CORTA on the efforts; however, they were made aware of the terms at the time of signing. Staff is recommending that you stand firm in the demand letter and not approving the forbearance on the promissory note for six months.



June 30, 2025

**Certified Mail**

NS Retail Holdings LLC  
2021 McKinney Ave., Suite 1150  
Dallas, TX 75201

Re: Notice of Default and Final Opportunity to Cure

Please take notice that NS Retail Holdings, LLC has not complied with the terms of the Business Development Loan Agreement ("Agreement") dated 12/27/21 between the City of Sheboygan Redevelopment Authority and NS Retail Holdings, LLC, and the Promissory Note dated 12/27/21 in that NS Retail Holdings has not timely provided the City, upon demand, all job creation/income documentation, payroll records and contact with employees necessary to document job creation/retention performance as set forth in the Agreement. The City previously provided you notice of this default on 10/25/24 but you remain in default.

Please be advised that this letter serves as a final notice of default and opportunity to cure. Pursuant to the Agreement, the actions available to cure the default are as follows:

1. Provide the job creation/income documentation records to City Development Staff or Sydney Swan of Bay-Lake Regional Planning Commission within thirty (30) days of this letter.

OR

2. Pay the amount of \$446,287.50 within thirty (30) days of this letter. This amount was calculated as follows:

Default loan	\$375,000.00
Accrued interest	\$50,175.00 (12% interest - May 15, 2024, through June 30, 2025)
5% late charge	\$21,112.50 (principal balance x 5%)

Please be advised that should NS Retail Holdings, LLC fail to timely cure this default, the City of Sheboygan Redevelopment Authority will pursue relief as allowed under Wisconsin law, including, but not limited to filing a legal action against NS Retail Holdings, LLC.

Sincerely,



Liz Majerus  
Deputy City Attorney  
Attorney for Redevelopment Authority  
State Bar No. 1092402



CITY ATTORNEY'S OFFICE

CITY HALL  
828 CENTER AVENUE  
SUITE 210  
SHEBOYGAN, WI 53081

920/459-3917  
FAX 920/459-3919

[www.sheboyganwi.gov](http://www.sheboyganwi.gov)

**From:** Tim Lindau <[TLindau@nowlan.com](mailto:TLindau@nowlan.com)>

**Sent:** Monday, August 4, 2025 11:42 AM

**To:** Majerus, Liz <[Liz.Majerus@sheboyganwi.gov](mailto:Liz.Majerus@sheboyganwi.gov)>

**Cc:** Cory Presnick <[cpresnick@cortadev.com](mailto:cpresnick@cortadev.com)>; Tad Templeton <[tad@cortadev.com](mailto:tad@cortadev.com)>; Noah Lahner <[NLahner@nowlan.com](mailto:NLahner@nowlan.com)>; Sara Gehrig <[SGehrig@nowlan.com](mailto:SGehrig@nowlan.com)>; Micheal Hahn <[mhahn@nowlan.com](mailto:mhahn@nowlan.com)>; Haller, Luke <[lhaller@winston.com](mailto:lhaller@winston.com)>

**Subject:** Corta Development Loan Request

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attorney Majerus,

I hope you are well. Per our conversation, I am requesting that the Redevelopment Authority of the City of Sheboygan (the "RDA") forebear collection on the promissory note made between the RDA and NS Retail Holdings, LLC, ("NS Retail") on December 27, 2021. The note contains a condition that the business development creates fifteen full-time positions for persons in low to moderate income households. NS Retail and Corta, my client and the developer for the project, have accomplished this goal. However, as you are aware, certain paperwork was not obtained from the tenants, Hobby Lobby and Ross.

Since we received notice of default in fall of last year, we have diligently attempted to work with Hobby Lobby and Ross to obtain the Employee Income Certification forms. Unfortunately, Hobby Lobby and Ross have not been amenable to working with us. Because of this, we would like to pursue other avenues, including without limitation, (i) work the Department of Housing and Urban Development to find alternative documentation that will fulfill the City of Sheboygan's obligations as the recipient of a Community Development Block Grant; (ii) work with Congressman Grothman's office to assist; and (iii) leverage NS Retail's connections with Hobby Lobby and Ross to get cooperation.



**City of Sheboygan**  
**PLANNING AND DEVELOPMENT**

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

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**To:** Redevelopment Authority

**Date:** August 27<sup>th</sup>, 2025

**Subject:** Ground Lease Amendment with HH2 Properties, LLC

HH2 Properties, LLC is looking to amend the lease at 820 Indiana Avenue to accommodate a boutique hotel project that was approved by the RDA on May 15<sup>th</sup>, 2024. As reflected in the minutes from that meeting (see attached), the RDA authorized approval of a hotel building being built at 820 Indiana Avenue as presented with no change in ownership or parcel splits. The developer has restructured its LLC to reflect a change in its ownership and your review is needed.

Staff is recommending that you acknowledge the change in ownership and support HH2 Properties, LLC moving forward with plans for a new boutique hotel on the site.

Kyle G. Borkenhagen

August 7, 2025

David O. Gass

R. T. Melzer

Matthew Primozić

Anthony J. Resimius

Adam D. Vanderheyden

K. Allan Voss

Ryan J. Zinkel

VIA EMAIL: [taylor.zeinert@sheboyganwi.gov](mailto:taylor.zeinert@sheboyganwi.gov)

Taylor Zeinert

City of Sheboygan

828 Center Ave.

Sheboygan, WI 53081

*Re: HH2 Properties, LLC  
Confirmation of Ownership*

Dear Taylor:

This letter is to confirm that the ownership of HH2 Properties, LLC is as follows:

Paul C. Weaver – 25% (1,500 Units)

James Kupfer – 75% (4,500 Units)

Let me know if you have any questions.

909 N. 8th St.

Ste. 100

Sheboygan, WI

53081

(920) 458-5501

(920) 458-5874 FAX

mail@rohdedales.com

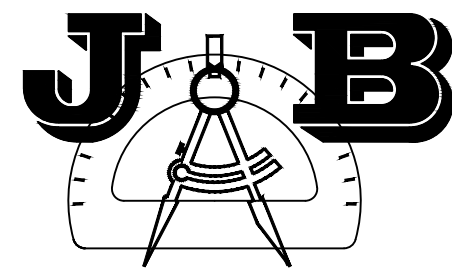
Sincerely,

A handwritten signature in dark ink, appearing to read "David Gass" followed by a stylized flourish or initials.

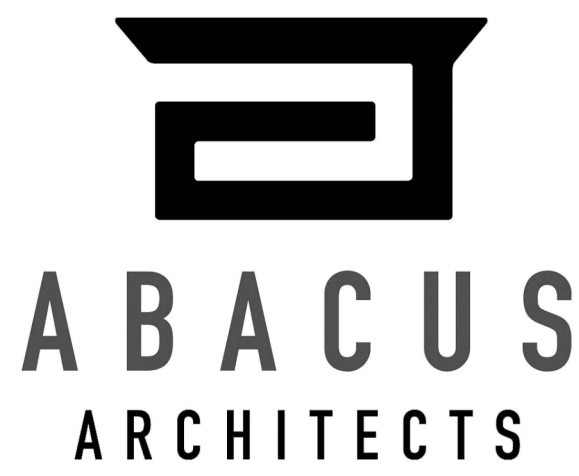
David Gass

DG/sjb



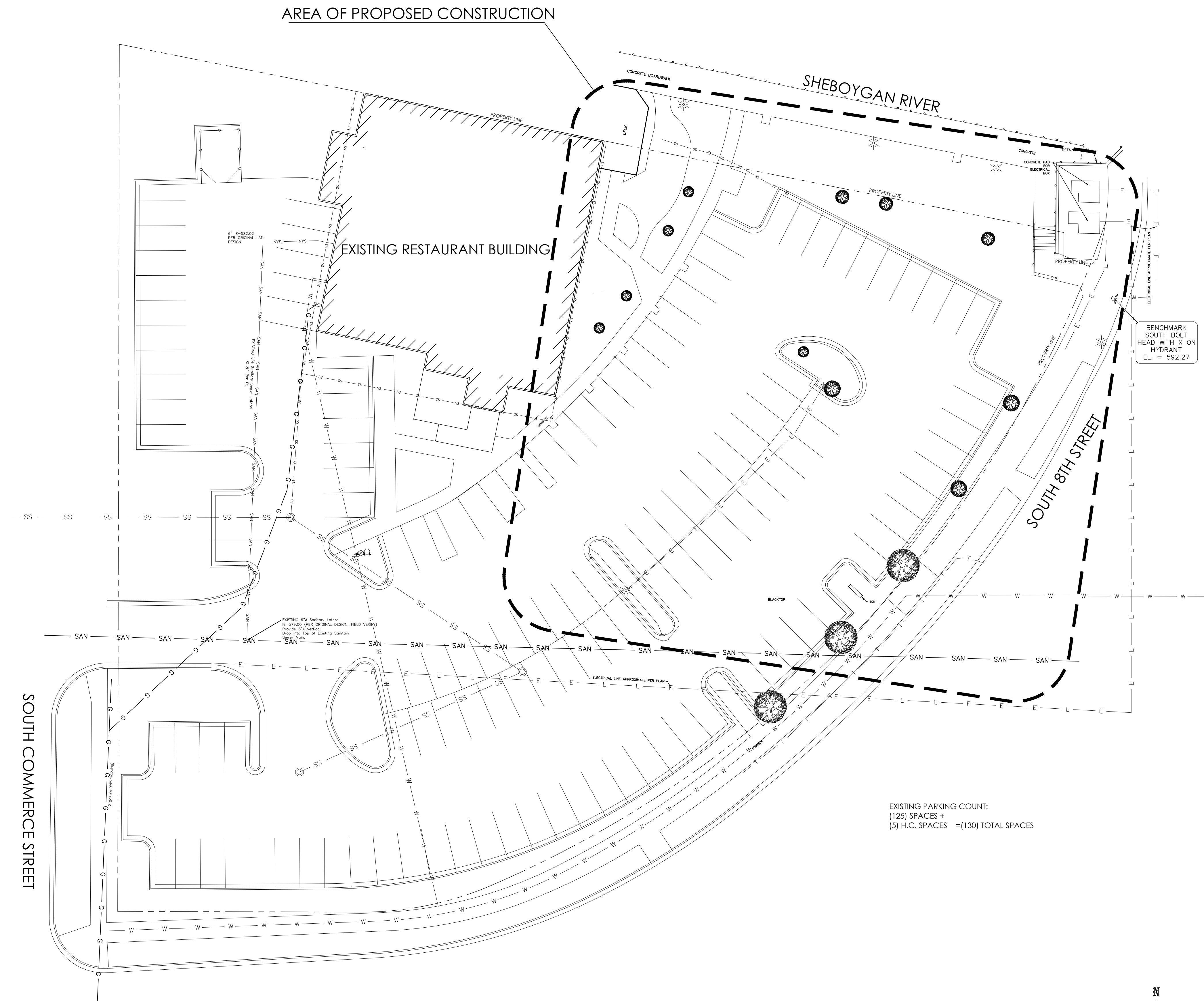


SITE DESIGN AND ENGINEERING, LLC  
PO BOX 1067  
WOODRUFF, WISCONSIN 54568  
(920) 207-8977  
jbsitedesign1@gmail.com



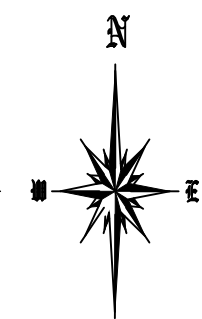
REVISIONS:

NOTICE TO BIDDERS  
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OVERALL SITE PLAN

SCALE: 1" = 20'



5/17/2024  
NEW BUILDING

WATERSHED HARBOR HOTEL

820 Indiana Ave, Sheboygan, WI 53081

1135A WICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 313 N. PLANKINTON AVE SUITE 208, MILWAUKEE, WI 53203  
452-4444

PRELIMINARY - NOT FOR CONSTRUCTION

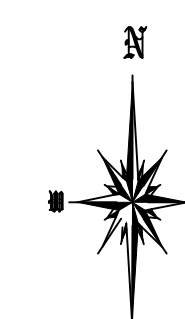
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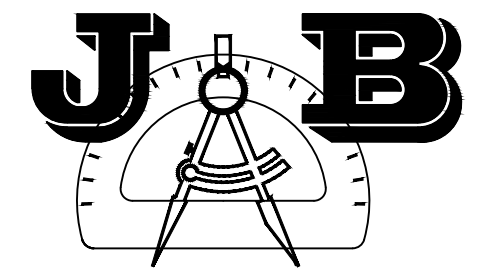
OVERALL SITE PLAN

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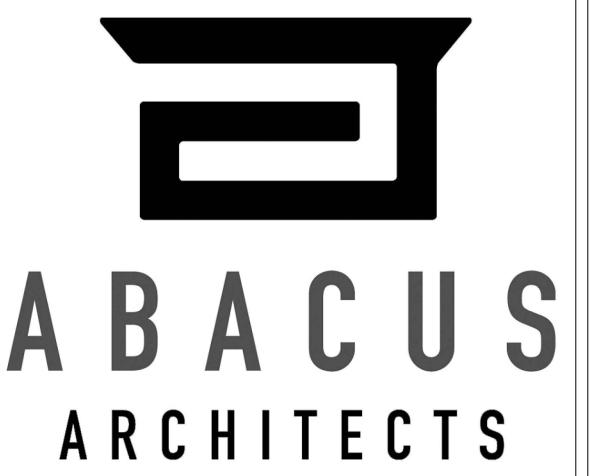
PROJ. NO. 2022-114







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jbsitedesign1@gmail.com



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PRELIMINARY - NOT FOR CONSTRUCTION

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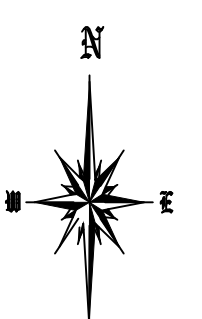
PARTIAL SITE PLAN

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PROJ. NO. 2022-114

## PARTIAL SITE PLAN

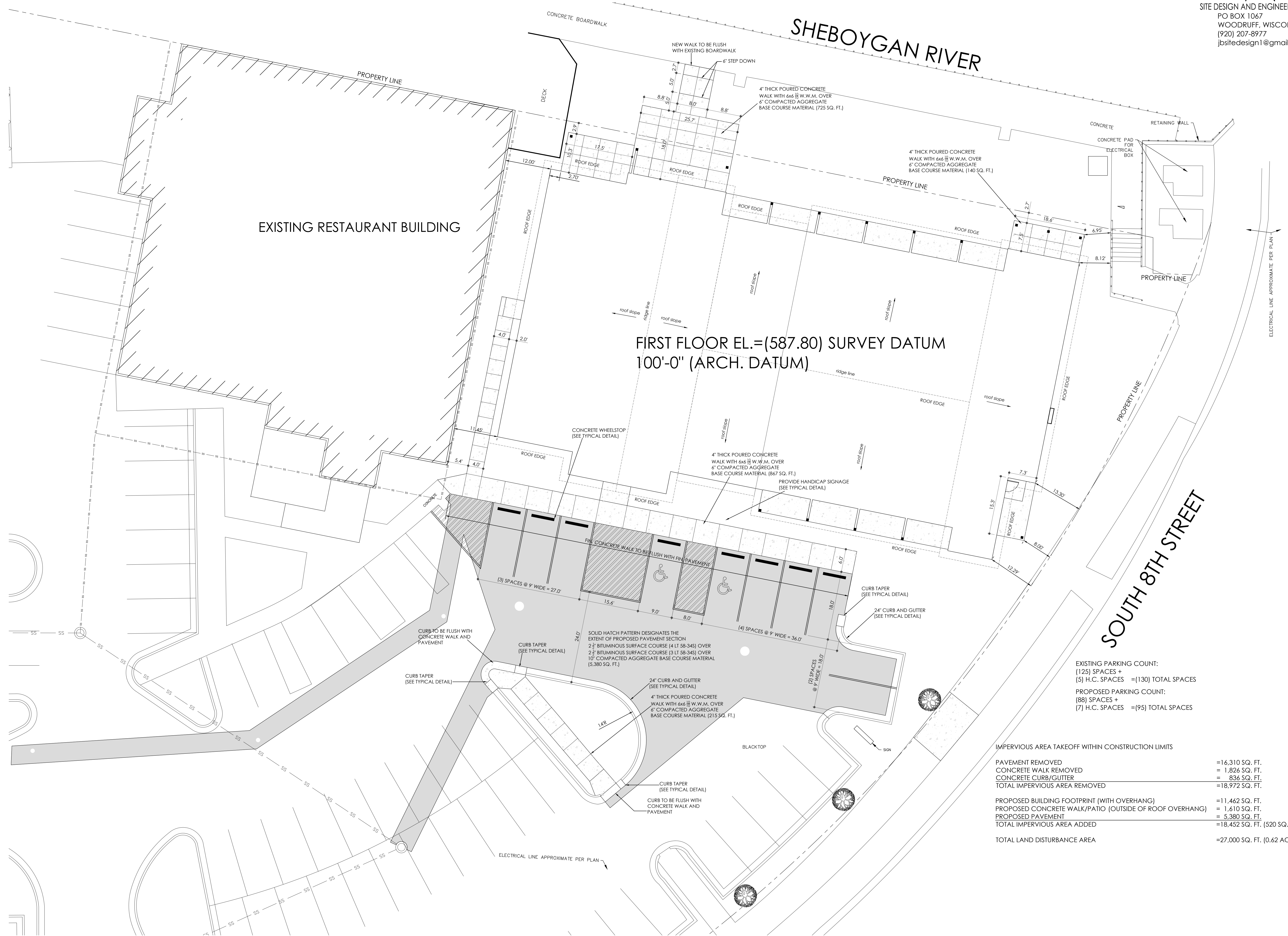
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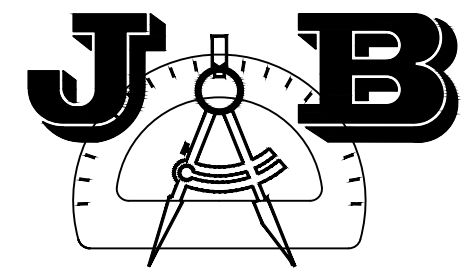


EXISTING PARKING COUNT:  
(125) SPACES +  
(5) H.C. SPACES = (130) TOTAL SPACES  
PROPOSED PARKING COUNT:  
(88) SPACES +  
(7) H.C. SPACES = (95) TOTAL SPACES

### IMPERVIOUS AREA TAKEOFF WITHIN CONSTRUCTION LIMITS

PAVEMENT REMOVED	=16,310 SQ. FT.
CONCRETE WALK REMOVED	= 1,826 SQ. FT.
CONCRETE CURB/GUTTER	= 836 SQ. FT.
TOTAL IMPERVIOUS AREA REMOVED	=18,972 SQ. FT.
PROPOSED BUILDING FOOTPRINT (WITH OVERHANG)	=11,462 SQ. FT.
PROPOSED CONCRETE WALK/PATIO (OUTSIDE OF ROOF OVERHANG)	= 1,610 SQ. FT.
PROPOSED PAVEMENT	= 5,380 SQ. FT.
TOTAL IMPERVIOUS AREA ADDED	=18,452 SQ. FT. (520 SQ. FT. REDUCTION)
TOTAL LAND DISTURBANCE AREA	=27,000 SQ. FT. (0.62 AC.)





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jbsitedesign1@gmail.com

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5/17/2024

NEW BUILDING

WATERSHED HARBOR HOTEL

820 Indiana Ave, Sheboygan, WI 53081

1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 (920) 313 N. PLANKINTON AVE SUITE 208, MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

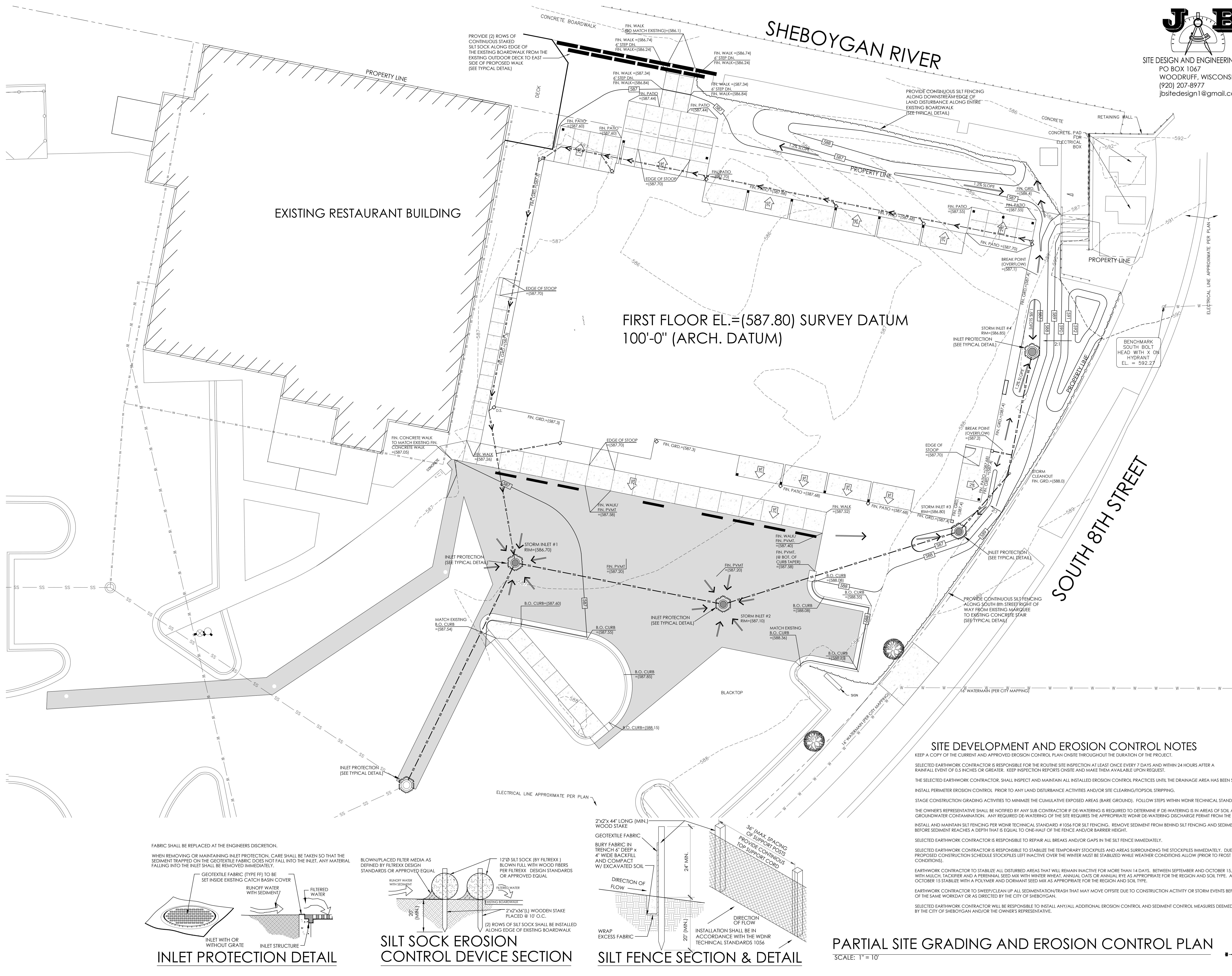
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PARTIAL SITE  
GRADING PLAN

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104

PROJ. NO. 2022-114



## SITE DEVELOPMENT AND EROSION CONTROL NOTES

KEEP A COPY OF THE CURRENT AND APPROVED EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE FOR THE ROUTINE SITE INSPECTION AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON SITE AND MAKE THEM AVAILABLE UPON REQUEST.

THE SELECTED EARTHWORK CONTRACTOR SHALL INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE DRAINAGE AREA HAS BEEN STABILIZED.

INSTALL PERIMETER EROSION CONTROL PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND/OR SITE CLEARING/TOPSOIL STRIPPING.

STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREAS (BARE GROUND). FOLLOW STEPS WITHIN WDNR TECHNICAL STANDARD #1067.

THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BY ANY SUB CONTRACTOR IF DE-WATERING IS REQUIRED TO DETERMINE IF DE-WATERING IS IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION. ANY REQUIRED DE-WATERING OF THE SITE REQUIRES THE APPROPRIATE WDNR DE-WATERING DISCHARGE PERMIT FROM THE DEPARTMENT.

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1056 FOR SILT FENCING. REMOVE SEDIMENT FROM BEHIND SILT FENCING AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.

SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO REPAIR ALL BREAKS AND/OR GAPS IN THE SILT FENCE IMMEDIATELY.

SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO STABILIZE THE TEMPORARY STOCKPILES AND AREAS SURROUNDING THE STOCKPILES IMMEDIATELY. DUE TO THE PROPOSED CONSTRUCTION SCHEDULE STOCKPILES LEFT INACTIVE OVER THE WINTER MUST BE STABILIZED WHILE WEATHER CONDITIONS ALLOW (PRIOR TO FROST CONDITIONS).

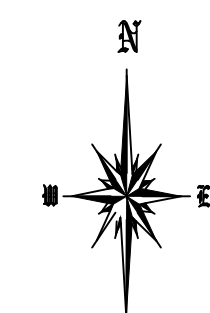
EARTHWORK CONTRACTOR TO STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR MORE THAN 14 DAYS. BETWEEN SEPTEMBER AND OCTOBER 15, STABILIZE WITH MULCH, TACKIFIER AND A PERENNIAL SEED MIX WITH WINTER WHEAT. ANNUAL OATS OR ANNUAL RYE AS APPROPRIATE FOR THE REGION AND SOIL TYPE. AFTER OCTOBER 15 STABILIZE WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR THE REGION AND SOIL TYPE.

EARTHWORK CONTRACTOR TO SWEEP/CLEAN UP ALL SEDIMENTATION/TRASH THAT MAY MOVE OFFSITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY OF SHEBOYGAN.

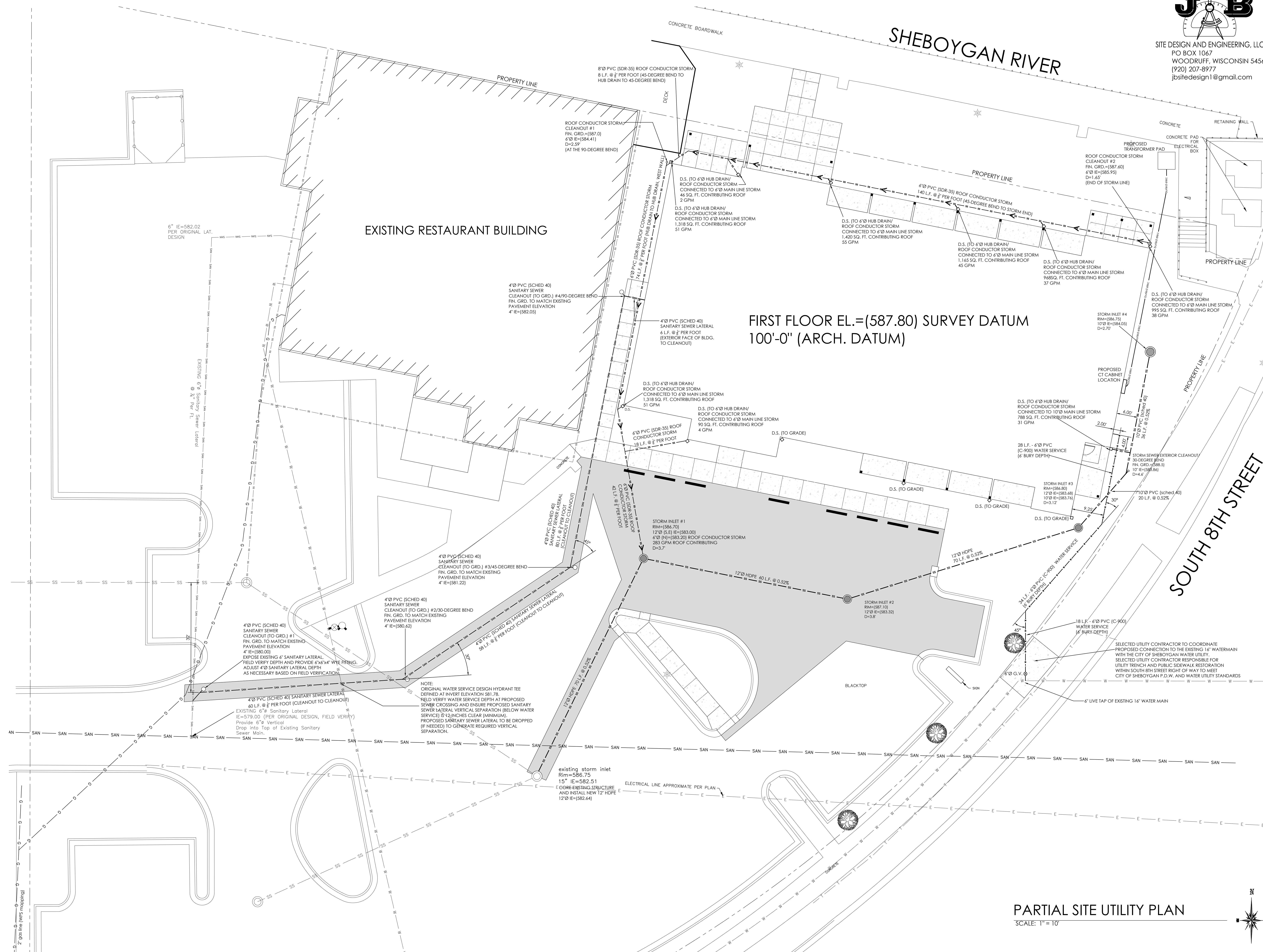
SELECTED EARTHWORK CONTRACTOR WILL BE RESPONSIBLE TO INSTALL ANY/ALL ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY THE CITY OF SHEBOYGAN AND/OR THE OWNER'S REPRESENTATIVE.

## PARTIAL SITE GRADING AND EROSION CONTROL PLAN

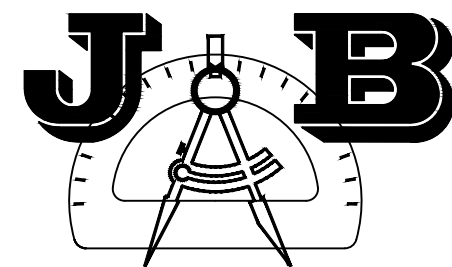
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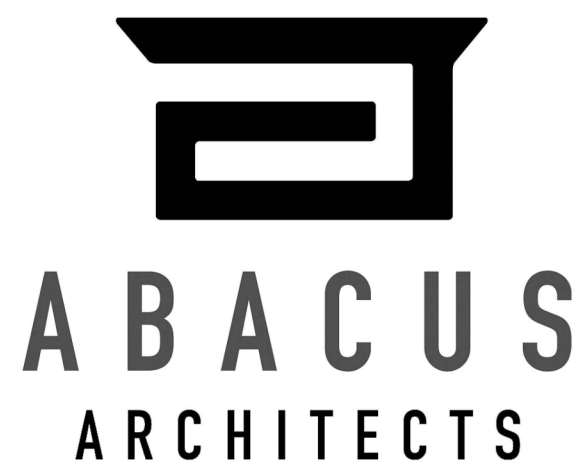






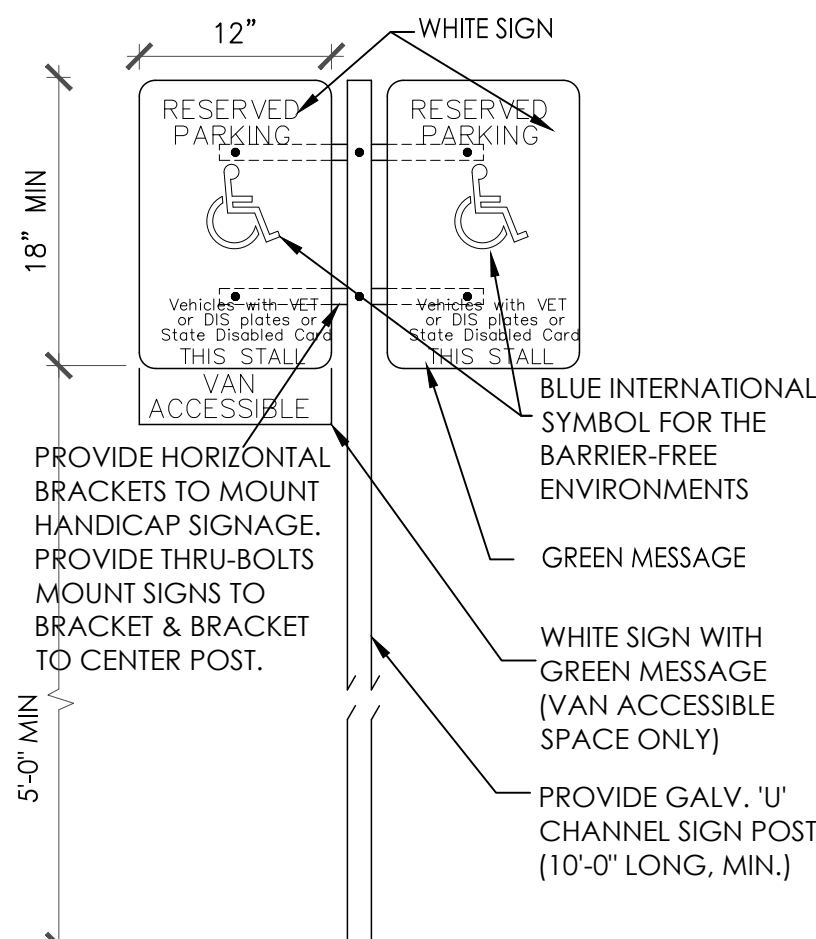


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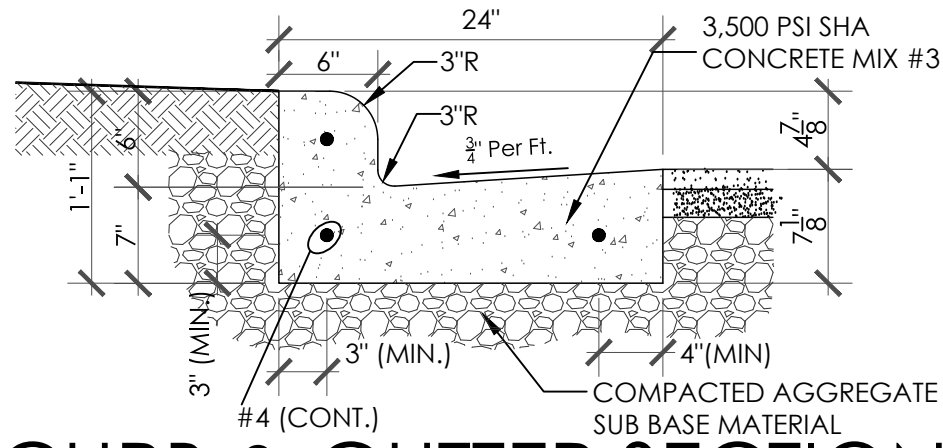


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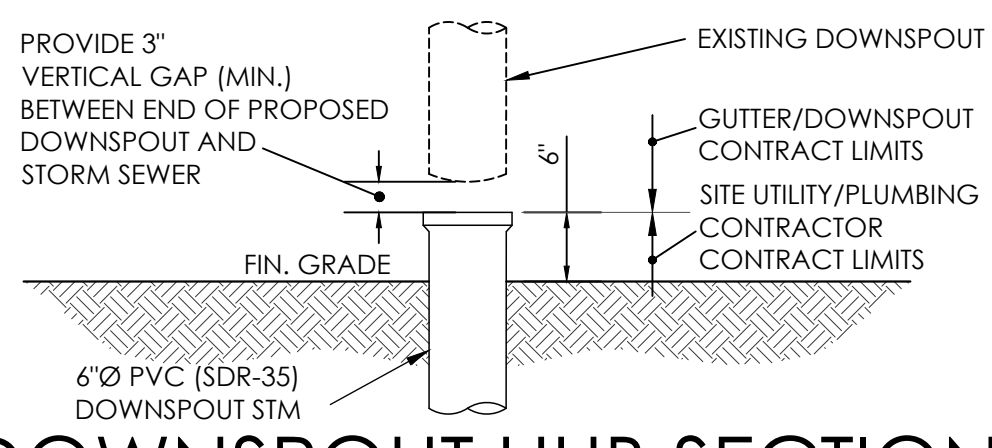
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OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.  
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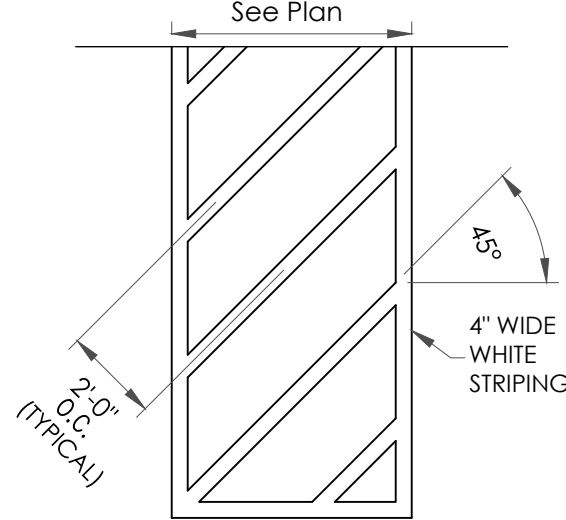
DOUBLE HANDICAP  
SIGNAGE DETAIL



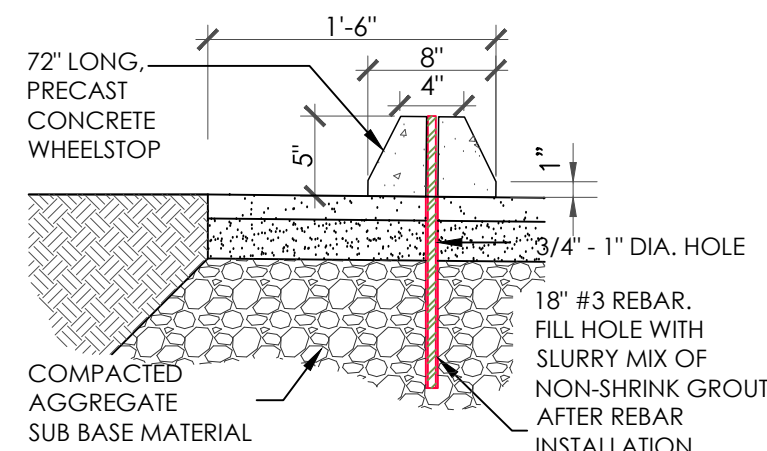
CURB & GUTTER SECTION



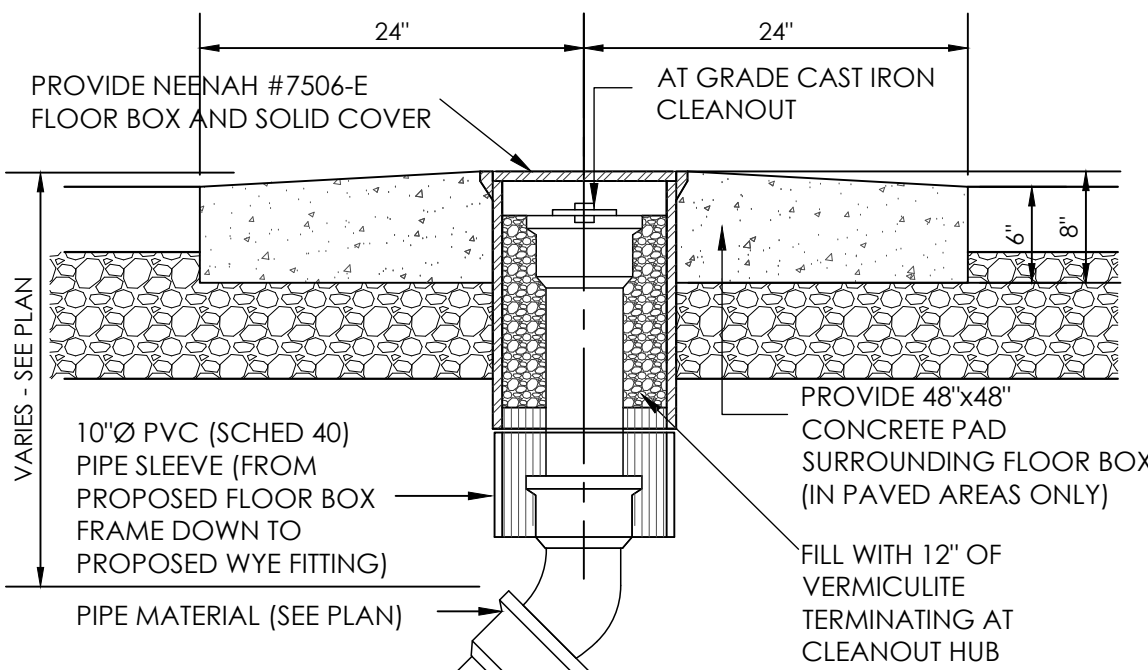
DOWNSPOUT HUB SECTION



ACCESSIBLE  
AISLE STRIPING

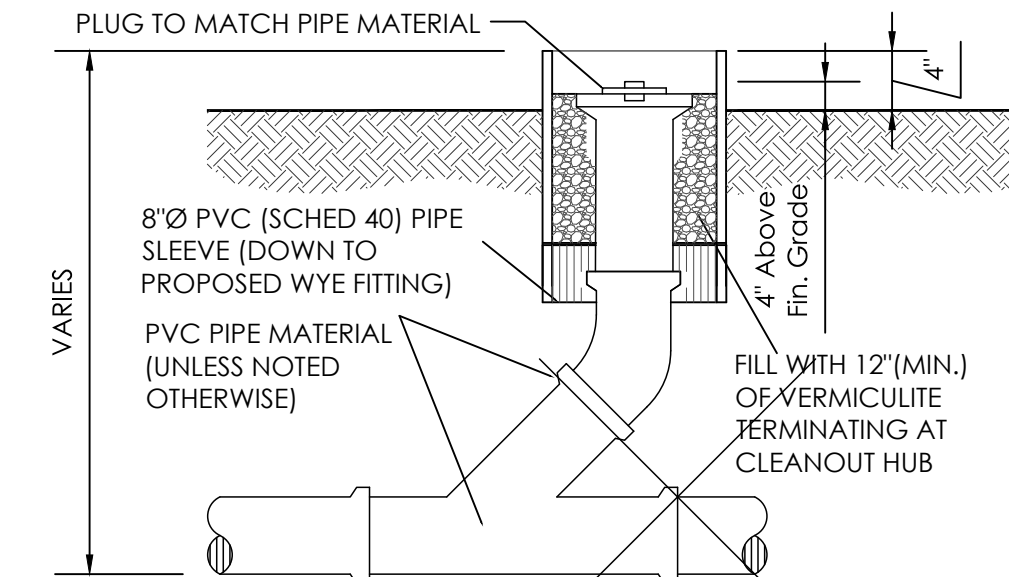


WHEELSTOP SECTION



EXTERIOR CLEANOUT SECTION  
W/FROST SLEEVE

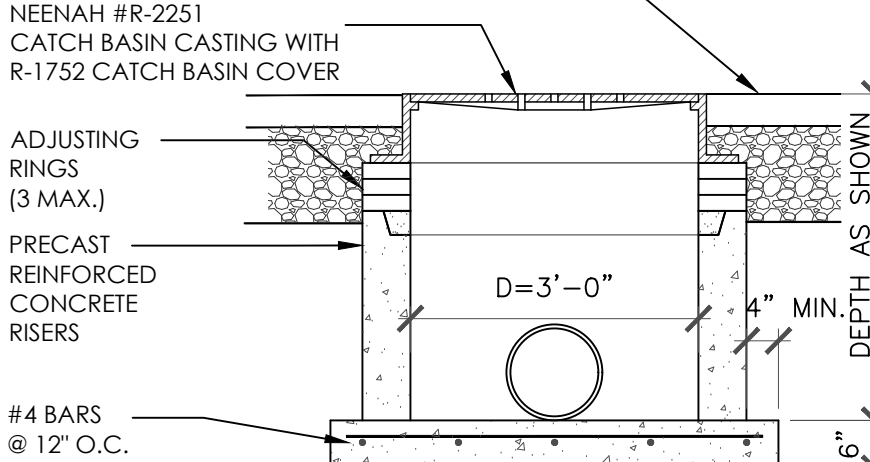
(@ LOCATIONS WITHIN PAVEMENT/CONCRETE AREAS)



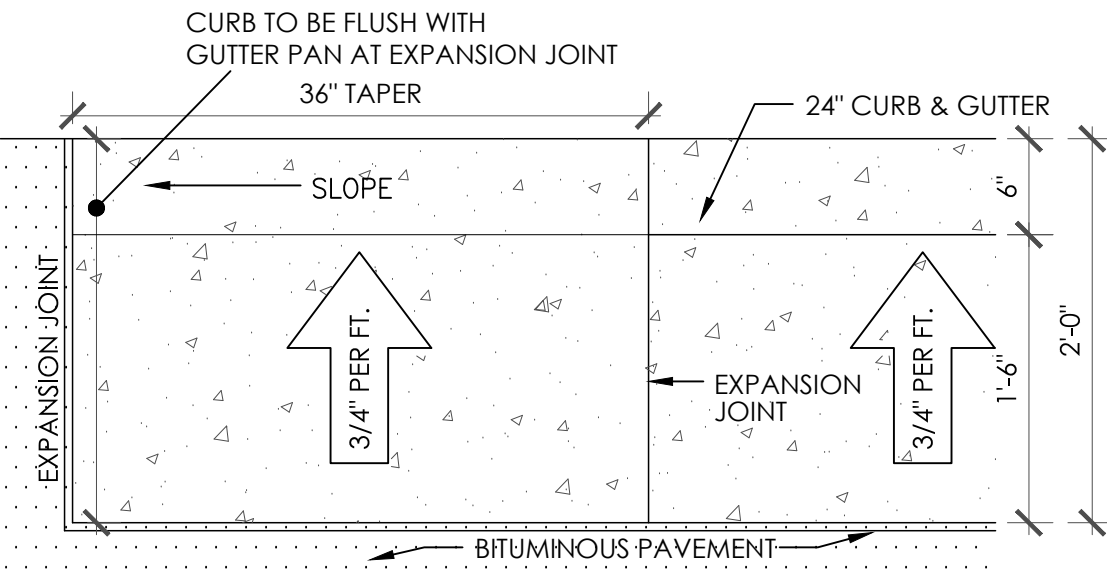
EXTERIOR CLEANOUT SECTION

(@ LOCATIONS WITHIN TURF AREAS)

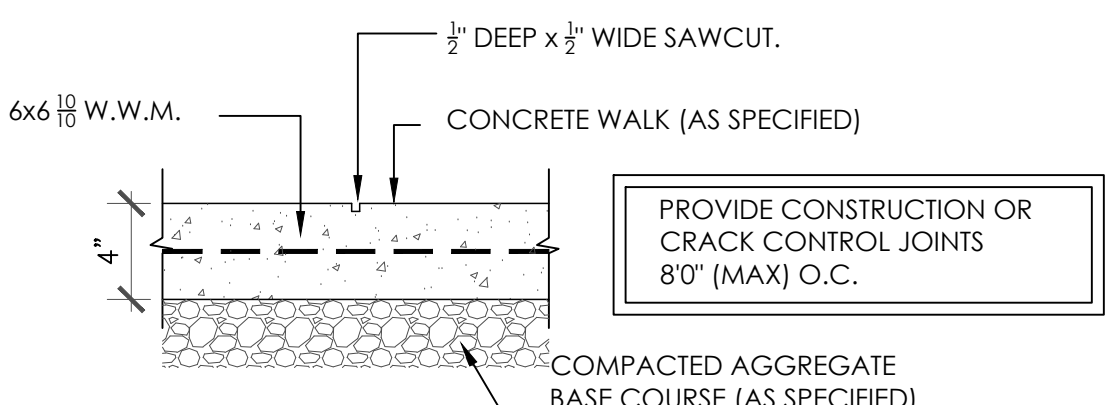
SECTION DEPICTS STORM INLET CONDITION WITHIN PAVED AREAS.  
FINISHED SURFACE COURSE OF BITUMINOUS PAVEMENT TO BE  
FLUSH WITH DEFINED RIM ELEVATION.  
AREAS WHERE FINISHED GRADE IS TURF, FINISHED TOPSOIL TO BE  
SPREAD 1-INCH HIGHER THAN FINISHED RIM ELEVATION TO  
ENSURE SURFACE DRAINAGE.



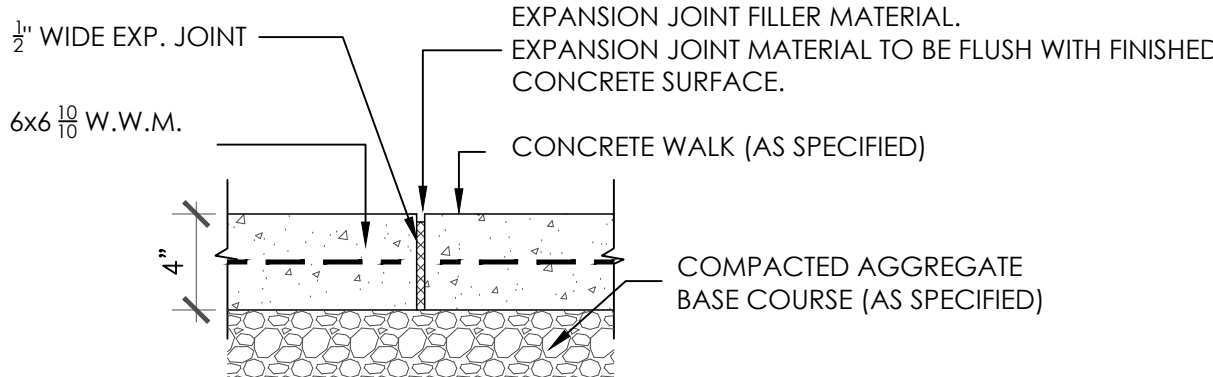
STORM INLET SECTION



ISOMETRIC VIEW  
TAPER FOR CURB & GUTTER



TYP. CONTROL JOINT SECTION



TYP. EXPANSION JOINT SECTION

5/17/2024  
NEW BUILDING  
WATERSHED HARBOR HOTEL  
820 Indiana Ave, Sheboygan, WI 53081  
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 313 N. PLANKINTON AVE SUITE 208, MILWAUKEE, WI 53203  
PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY:

CHECKED BY:

TYPICAL DETAILS

C  
106

PROJ. NO. 2022-114



**City of Sheboygan**  
**PLANNING AND DEVELOPMENT**

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

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**To:** Redevelopment Authority

**Date:** August 27<sup>th</sup>, 2025

**Subject:** Past Due Lease Payments - Mackimus, LLC

Mackimus, LLC has a ground lease with the RDA at 528 and 534 South Pier Drive (Parcel# 59281322026). Mackimus, LLC has a ground lease as of 2021 assignment from Sparrows Point, LLC (See attached). The payment for the ground lease is 6 months past due in the amount of \$25,056.90.

Maximus, LLC wanted to obtain an occupancy permit and a SIP amendment for 534 South Pier to change the use from a wellness studio to a gallery space. Staff looked to see if there were any past debt on the property as required by City of Sheboygan Municipal Code 2-839. It requires payment of all debts owed to the City prior to permit issuance. It appears that 2-839 doesn't include RDA debtors so an occupancy permit was granted. What has been past practice for permit issuance to RDA debtors?

Staff is looking for guidance on how to move forward for the past due lease payments with Mackimus, LLC.

## **\*\*\*ATTACHMENTS\*\*\***

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## CITY OF SHEBOYGAN

## REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

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**ITEM DESCRIPTION:** Discussion and possible action of Assignment and Assumption of Interest in Ground Lease for 528 and 534 South Pier Drive.

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**REPORT PREPARED BY:** Chad Pelishek, Director of Planning and Development

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**REPORT DATE:** April 5, 2021

**MEETING DATE:** April 7, 2021

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**FISCAL SUMMARY:**

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

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**STATUTORY REFERENCE:**

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

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**BACKGROUND / ANALYSIS:**

Two ground leases for 528 and 534 South Pier Drive are presently owned by Mackximus, LLC and are still in the name of Sparrows Point LLC. Sher Quasius on behalf of Sparrows Point LLC has signed the assignment and assumptions and Kyle Mack on behalf of Mackximus LLC which would place these leases in the name of Mackximus LLC. Once the Redevelopment Authority consents to the Assignment and Assumption of Interest Ground Lease, Oostburg State Bank will be closing on permanent financing for the buildings.

**STAFF COMMENTS:**

None

**ACTION REQUESTED:**

Motion to approve the Assignment and Assumption of Interest in Ground Lease for 528 and 534 South Pier Drive.

**ATTACHMENTS:**

- I. Assignment and Assumption of Interest in Ground Lease for 528 South Pier Drive.
- II. Assignment and Assumption of Interest in Ground Lease for 534 South Pier Drive.

## ASSIGNMENT AND ASSUMPTION OF INTEREST IN GROUND LEASE

THIS ASSIGNMENT AND ASSUMPTION OF INTEREST IN GROUND LEASE by and between Sparrows Point LLC, a Wisconsin limited liability company ("Assignor"), Mackximus, LLC, a Wisconsin limited liability company, ("Assignee"), and the Redevelopment Authority of Sheboygan, Wisconsin ("Landlord").

### RECITALS

A. A Ground Lease for the premises described in attached **Exhibit A** ("Premises") was entered into by and between Landlord and LJM Architects, Inc., as Tenant, and subsequently amended to assign the Tenant lease interest to Assignee, for a term commencing on April 14 2005 and terminating at 12:00 midnight on the date which is eighty-five (85) lease years thereafter (the "Lease").

B. Assignor desires to assign all its right, title and interest in the Lease and the Premises to the Assignee, and the Assignee desires to accept the assignment of the Lease.

C. Assignor and Assignee desire to obtain Landlord's consent to the Assignment and the Landlord's release of the Assignor.

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, and the agreement of the parties hereinafter set forth:

### AGREEMENT

1. **Assignment.** The Assignor hereby assigns and transfers to the Assignee all of the Assignor's right, title and interest, as Tenant, in and to the Lease effective as of the date hereof (the "Effective Date").

2. **Assignee's Assumption.** As of the Effective Date, the Assignee hereby agrees to and does accept the assignment and in addition expressly assumes and agrees to keep, perform, and fulfill all the terms, covenants, conditions, and obligations required to be kept on the part of Tenant including the making of all payments due or payable on behalf of the Tenant under the Lease when due and payable.

3. **Assignee's Indemnification of Assignor.** Assignee will protect, indemnify, save harmless and defend Assignor from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses) imposed upon or incurred by or asserted against Assignor by reason of: (a) the terms, covenants, conditions, and obligations of Tenant under the Lease, including the obligation to pay rent, (b) after the Effective Date, any accident, injury to or death of persons, loss of or damage to property occurring or repair of the building or improvements on the Premises; (c) any failure on the part of Assignee to perform or comply with any of the terms of this Assignment.

4. **Notices.** The portion of the Lease referring to Tenant's notice address is hereby revised as follows:

Mackximus, LLC  
 Attention: Kyle Mack  
 5021 W North Ave  
 Milwaukee, WI 53208

5. **Consent of Landlord and Release.** The Landlord hereby consents to this Assignment of Interest in Ground Lease, and as of the Effective Date releases Assignor from all obligations and liability under the Lease and from the performance of the Tenant of any and all terms, covenants and conditions of the Lease, including the payment of rent and other charges accruing under the Lease. No further assignment of the Lease or subletting of the Premises shall be made except in accordance with the provisions of the Lease.

6. **Binding on Successors.** This Agreement shall be binding on and inure to the benefit of the parties hereto, their successors-in-interest, and assigns.

EXECUTED as of the 18<sup>th</sup> day of March, 2021.

**ASSIGNOR:**

SPARROWS POINT, LLC

By:   
 Sharron Quasius, Member

**ASSIGNEE:**

MACKXIMUS, LLC

By:   
 Kyle Mack, Member

**LANDLORD:**

REDEVELOPMENT AUTHORITY OF THE  
 CITY OF SHEBOYGAN, WISCONSIN

By:   
 Roberta Filicky-Peneski, Chairperson

Attest:

  
 Chad Pelishek, Economic Development Manager

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**See attached.**

**Tax Parcel Identification No.: 59281322021**

## ASSIGNMENT AND ASSUMPTION OF INTEREST IN GROUND LEASE

THIS ASSIGNMENT AND ASSUMPTION OF INTEREST IN GROUND LEASE by and between Sparrows Point LLC, a Wisconsin limited liability company ("Assignor"), Mackximus, LLC, a Wisconsin limited liability company, ("Assignee"), and the Redevelopment Authority of Sheboygan, Wisconsin ("Landlord").

### RECITALS

A. A Ground Lease for the premises described in attached **Exhibit A** ("Premises") was entered into by and between Landlord and LJM Architects, Inc., as Tenant, and subsequently amended to assign the Tenant lease interest to Assignee, for a term commencing on June 6, 2006 and terminating at 12:00 midnight on the date which is eighty-five (85) lease years thereafter (the "Lease").

B. Assignor desires to assign all its right, title and interest in the Lease and the Premises to the Assignee, and the Assignee desires to accept the assignment of the Lease.

C. Assignor and Assignee desire to obtain Landlord's consent to the Assignment and the Landlord's release of the Assignor.

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, and the agreement of the parties hereinafter set forth:

### AGREEMENT

1. **Assignment.** The Assignor hereby assigns and transfers to the Assignee all of the Assignor's right, title and interest, as Tenant, in and to the Lease effective as of the date hereof (the "Effective Date").

2. **Assignee's Assumption.** As of the Effective Date, the Assignee hereby agrees to and does accept the assignment and in addition expressly assumes and agrees to keep, perform, and fulfill all the terms, covenants, conditions, and obligations required to be kept on the part of Tenant including the making of all payments due or payable on behalf of the Tenant under the Lease when due and payable.

3. **Assignee's Indemnification of Assignor.** Assignee will protect, indemnify, save harmless and defend Assignor from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses) imposed upon or incurred by or asserted against Assignor by reason of: (a) the terms, covenants, conditions, and obligations of Tenant under the Lease, including the obligation to pay rent, (b) after the Effective Date, any accident, injury to or death of persons, loss of or damage to property occurring or repair of the building or improvements on the Premises; (c) any failure on the part of Assignee to perform or comply with any of the terms of this Assignment.

4. **Notices.** The portion of the Lease referring to Tenant's notice address is hereby revised as follows:

Mackximus, LLC  
 Attention: Kyle Mack  
 5021 W North Ave  
 Milwaukee, WI 53208

5. **Consent of Landlord and Release.** The Landlord hereby consents to this Assignment of Interest in Ground Lease, and as of the Effective Date releases Assignor from all obligations and liability under the Lease and from the performance of the Tenant of any and all terms, covenants and conditions of the Lease, including the payment of rent and other charges accruing under the Lease. No further assignment of the Lease or subletting of the Premises shall be made except in accordance with the provisions of the Lease.

6. **Binding on Successors.** This Agreement shall be binding on and inure to the benefit of the parties hereto, their successors-in-interest, and assigns.

EXECUTED as of the 18<sup>th</sup> day of March, 2021.

**ASSIGNOR:**

SPARROWS POINT. LLC

By: 

Sharron Quasius, Member

**ASSIGNEE:**

MACKXIMUS, LLC

By: 

Kyle Mack, Member

**LANDLORD:**

REDEVELOPMENT AUTHORITY OF THE  
 CITY OF SHEBOYGAN, WISCONSIN

By: 

Roberta Filicky-Peneski, Chairperson

**Attest:**



Chad Pelishek, Economic Development Manager

**EXHIBIT A**  
**LEGAL DESCRIPTION**

The West sixty (60') feet of the East four hundred fifty (450') feet of Lot 4, South Pier Plat, located in the southeast one quarter (1/4) of Section 23, Township 15N, Range 23E, City of Sheboygan, Sheboygan County, Wisconsin, reserving a six (6') foot wide easement for utility purposes in the North six (6') feet of the above described parcel.

Tax Parcel Identification No.: 59281322026





**City of Sheboygan**  
828 Center Ave, Suite 110  
Sheboygan, WI 53081

**PHONE**  
(920) 459-3371  
**FAX**  
(920) 459-3967

**WEBSITE**  
[www.sheboyganwi.gov](http://www.sheboyganwi.gov)

**STATEMENT**  
Cu Item 9. by

CUSTOMER	CUSTOMER NUMBER	STATEMENT DATE	STATEMENT TOTAL DUE
MACKXIMUS LLC	54997	08/31/2025	\$23,900.00

**Bill Description: LAND RENT**

**Date: 01/25/2022**

**Bill Number: 8800**

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2022 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	01/25/2022	\$1,159.50	-\$1,159.50	\$0.00	\$0.00
2	2022 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	01/25/2022	\$0.00	\$1,159.50	\$0.00	\$1,159.50
<b>Bill Summary</b>			<b>\$1,159.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,159.50</b>

**Bill Description: LAND RENT**

**Date: 01/25/2022**

**Bill Number: 8801**

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2022 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	01/25/2022	\$1,828.00	-\$1,828.00	\$0.00	\$0.00
2	2022 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	01/25/2022	\$0.00	\$1,828.00	\$0.00	\$1,828.00
<b>Bill Summary</b>			<b>\$1,828.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,828.00</b>

**Bill Description: LAND RENT**

**Date: 06/06/2022**

**Bill Number: 9217**

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2022 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING - 528 S PIER DR	06/06/2022	\$1,159.50	-\$1,159.50	\$0.00	\$0.00
2	2022 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING - 528 S PIER DR	06/06/2022	\$0.00	\$1,159.50	\$0.00	\$1,159.50
<b>Bill Summary</b>			<b>\$1,159.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,159.50</b>

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂

Promptly Send Payment To:



**City of Sheboygan**  
828 Center Ave, Suite 110  
Sheboygan, WI 53081  
(920) 459-3371 Fax (920) 459-3967

**STATEMENT**  
REMIT PORTION

Statement Date 08/31/2025

Customer Number 54997

**STATEMENT TOTAL DUE \$23,900.00**

54997  
MACKXIMUS LLC  
1433 N WATER ST STE 400  
MILWAUKEE, WI 532022603

(see attached) + Int # 278 514.18  
+ Int # 277 642.72

\$25,056.90



CUSTOMER	CUSTOMER NUMBER	STATEMENT DATE	STATEMENT
MACKXIMUS LLC	54997	08/31/2025	\$23,900.00

## Bill Description: LAND RENT

Date: 06/06/2022

Bill Number: 9218

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2022 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY - 534 S PIER DR	06/06/2022	\$1,828.00	-\$1,828.00	\$0.00	\$0.00
2	2022 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY - 534 S PIER DR	06/06/2022	\$0.00	\$1,828.00	\$0.00	\$1,828.00
Bill Summary			\$1,828.00	\$0.00	\$0.00	\$1,828.00

## Bill Description: LAND RENT

Date: 02/03/2023

Bill Number: 9843

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2023 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	02/03/2023	\$1,159.50	-\$1,159.50	\$0.00	\$0.00
2	2023 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	02/03/2023	\$0.00	\$1,159.50	\$0.00	\$1,159.50
Bill Summary			\$1,159.50	\$0.00	\$0.00	\$1,159.50

## Bill Description: LAND RENT

Date: 02/03/2023

Bill Number: 9844

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2022 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	02/03/2023	\$1,828.00	-\$1,828.00	\$0.00	\$0.00
2	2022 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	02/03/2023	\$0.00	\$1,828.00	\$0.00	\$1,828.00
Bill Summary			\$1,828.00	\$0.00	\$0.00	\$1,828.00

## Bill Description: LAND RENT

Date: 06/28/2023

Bill Number: 10093

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2023 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING - 528 S PIER DR	06/28/2023	\$1,159.50	-\$1,159.50	\$0.00	\$0.00
2	2023 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING - 528 S PIER DR	06/28/2023	\$0.00	\$1,159.50	\$0.00	\$1,159.50
Bill Summary			\$1,159.50	\$0.00	\$0.00	\$1,159.50

## Bill Description: LAND RENT

Date: 06/28/2023

Bill Number: 10094

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2023 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY - 534 S PIER DR	06/28/2023	\$1,828.00	-\$1,828.00	\$0.00	\$0.00
2	2023 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY - 534 S PIER DR	06/28/2023	\$0.00	\$1,828.00	\$0.00	\$1,828.00
Bill Summary			\$1,828.00	\$0.00	\$0.00	\$1,828.00

## Bill Description: LAND RENT

Date: 02/05/2024

Bill Number: 10636

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2024 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	02/05/2024	\$1,159.50	\$0.00	\$0.00	\$1,159.50
Bill Summary			\$1,159.50	\$0.00	\$0.00	\$1,159.50

## STATEMENT

Over

Item 9.

CUSTOMER	CUSTOMER NUMBER	STATEMENT DATE	STATEMENT
MACKXIMUS LLC	54997	08/31/2025	\$23,900.00

Bill Description: LAND RENT Date: 02/05/2024 Bill Number: 10637

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2024 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	02/05/2024	\$1,828.00	\$0.00	\$0.00	\$1,828.00
	Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

Bill Description: LAND RENT Date: 07/30/2024 Bill Number: 10952

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2024 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY	07/30/2024	\$1,828.00	\$0.00	\$0.00	\$1,828.00
	Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

Bill Description: LAND RENT Date: 07/30/2024 Bill Number: 10953

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2024 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING	07/30/2024	\$1,159.50	\$0.00	\$0.00	\$1,159.50
	Bill Summary		\$1,159.50	\$0.00	\$0.00	\$1,159.50

Bill Description: LAND RENT Date: 01/28/2025 Bill Number: 11292

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2025 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	01/28/2025	\$1,828.00	\$0.00	\$0.00	\$1,828.00
	Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

Bill Description: LAND RENT Date: 01/28/2025 Bill Number: 11293

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2025 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	01/28/2025	\$1,159.50	\$0.00	\$0.00	\$1,159.50
	Bill Summary		\$1,159.50	\$0.00	\$0.00	\$1,159.50

Bill Description: LAND RENT Date: 07/14/2025 Bill Number: 11600

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2025 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING	07/14/2025	\$1,159.50	\$0.00	\$0.00	\$0.00
	Bill Summary		\$1,159.50	\$0.00	\$0.00	\$0.00

Bill Description: LAND RENT Date: 07/14/2025 Bill Number: 11601

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2025 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY	07/14/2025	\$1,828.00	\$0.00	\$0.00	\$0.00
	Bill Summary		\$1,828.00	\$0.00	\$0.00	\$0.00

1 - 30 DAYS	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS	INTEREST	OTHER FEES	TOTAL DUE
\$2,987.50	\$0.00	\$0.00	\$20,912.50	\$0.00	\$0.00	\$23,900.00



City of Sheboygan  
828 Center Ave  
Sheboygan, WI 53081  
(920) 459-3311 Fax (920) 459-3967

# Utility Assessment

CUST

Item 9.

CUSTOMER NAME	PARCEL ID	SERVICE LOCATION
MACKXIMUS LLC	322026	528 SOUTH PIER DR

ACCOUNT #	BILL DATE	BILL #	DUE DATE
322026	04/01/2025	278	05/01/2025

ASSESSMENT TYPE	CHARGE AMOUNT
PAD - PAD 5	\$499.08

Previous Balance:

\$0.16

Total Due:

\$499.24

This assessment covers the cost of the operation and maintenance of the city off-street parking facilities within the Parking Assessment District per Sheboygan Municipal Code Article 50-III.

This amount is payable to the Finance Department in full by May 1st. If payment is not made by May 1, interest will be charged at the rate of 1 percent per month.

If payment is not received by November 15th, the entire assessment and associated interest will be placed on the next tax roll.

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



City of Sheboygan  
828 Center Ave  
Sheboygan, WI 53081  
(920) 459-3311 Fax (920) 459-3967

## Utility Assessment REMIT PORTION

Service Location	528 SOUTH PIER DR
Customer #	54997
Account #	322026
Parcel ID	322026
Bill Date	04/01/2025
Bill #	278
Total Due	\$499.24

MACKXIMUS LLC  
1433 N WATER ST STE 400  
MILWAUKEE, WI 53202-2603

Make checks payable to: City of  
Sheboygan

+ Interest 31  
\$ 514.18



City of Sheboygan  
828 Center Ave  
Sheboygan, WI 53081  
(920) 459-3311 Fax (920) 459-3967

# Utility Assessment

CUSTOMER  
Item 9.

CUSTOMER NAME		PARCEL ID	SERVICE LOCATION
MACKXIMUS LLC		322021	534 SOUTH PIER DR
ACCOUNT #	BILL DATE	BILL #	DUE DATE
322021	04/01/2025	277	05/01/2025
ASSESSMENT TYPE			CHARGE AMOUNT
PAD - PAD 5			\$623.85
Previous Balance:			\$0.21
Total Due:			\$624.06

This assessment covers the cost of the operation and maintenance of the city off-street parking facilities within the Parking Assessment District per Sheboygan Municipal Code Article 50-III.

This amount is payable to the Finance Department in full by May 1st. If payment is not made by May 1, interest will be charged at the rate of 1 percent per month.

If payment is not received by November 15th, the entire assessment and associated interest will be placed on the next tax roll.

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



City of Sheboygan  
828 Center Ave  
Sheboygan, WI 53081  
(920) 459-3311 Fax (920) 459-3967

## Utility Assessment REMIT PORTION

Service Location	534 SOUTH PIER DR
Customer #	54997
Account #	322021
Parcel ID	322021
Bill Date	04/01/2025
Bill #	277
Total Due	\$624.06

MACKXIMUS LLC  
1433 N WATER ST STE 400  
MILWAUKEE, WI 53202-2603

Make checks payable to: City of  
Sheboygan

+ Interest 18.0  
\$ 642.72



**City of Sheboygan**  
828 Center Ave, Suite 110  
Sheboygan, WI 53081

**PHONE**  
(920) 459-3371  
**FAX**  
(920) 459-3967

**WEBSITE**  
[www.sheboyganwi.gov](http://www.sheboyganwi.gov)

**STATEMENT**

Cus Item 9. y

CUSTOMER	CUSTOMER NUMBER	STATEMENT DATE	STATEMENT TOTAL DUE
MACKXIMUS LLC	54997	06/02/2025	\$14,937.50

**Bill Description: LAND RENT**

**Date: 02/03/2023**

**Bill Number: 9843**

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2023 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	02/03/2023	\$1,159.50	-\$1,159.50	\$0.00	\$0.00
2	2023 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	02/03/2023	\$0.00	\$1,159.50	\$0.00	\$1,159.50
<b>Bill Summary</b>			<b>\$1,159.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,159.50</b>

**Bill Description: LAND RENT**

**Date: 02/03/2023**

**Bill Number: 9844**

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2022 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	02/03/2023	\$1,828.00	-\$1,828.00	\$0.00	\$0.00
2	2022 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	02/03/2023	\$0.00	\$1,828.00	\$0.00	\$1,828.00
<b>Bill Summary</b>			<b>\$1,828.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,828.00</b>

**Bill Description: LAND RENT**

**Date: 06/28/2023**

**Bill Number: 10093**

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2023 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING - 528 S PIER DR	06/28/2023	\$1,159.50	-\$1,159.50	\$0.00	\$0.00
2	2023 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING - 528 S PIER DR	06/28/2023	\$0.00	\$1,159.50	\$0.00	\$1,159.50
<b>Bill Summary</b>			<b>\$1,159.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,159.50</b>

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂

**Promptly Send Payment To:**



**City of Sheboygan**  
828 Center Ave, Suite 110  
Sheboygan, WI 53081  
(920) 459-3371 Fax (920) 459-3967

**STATEMENT**

REMIT PORTION

Statement Date **06/02/2025**

Customer Number **54997**

**STATEMENT TOTAL DUE \$14,937.50**

54997  
MACKXIMUS LLC  
1433 N WATER ST STE 400  
MILWAUKEE, WI 532022603

CUSTOMER	CUSTOMER NUMBER	STATEMENT DATE	STATEMENT
MACKXIMUS LLC	54997	06/02/2025	\$14,937.50

## Bill Description: LAND RENT

Date: 06/28/2023

Bill Number: 10094

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2023 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY - 534 S PIER DR	06/28/2023	\$1,828.00	-\$1,828.00	\$0.00	\$0.00
2	2023 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY - 534 S PIER DR	06/28/2023	\$0.00	\$1,828.00	\$0.00	\$1,828.00
	Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

## Bill Description: LAND RENT

Date: 02/05/2024

Bill Number: 10636

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2024 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	02/05/2024	\$1,159.50	\$0.00	\$0.00	\$1,159.50
	Bill Summary		\$1,159.50	\$0.00	\$0.00	\$1,159.50

## Bill Description: LAND RENT

Date: 02/05/2024

Bill Number: 10637

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2024 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	02/05/2024	\$1,828.00	\$0.00	\$0.00	\$1,828.00
	Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

## Bill Description: LAND RENT

Date: 07/30/2024

Bill Number: 10952

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2024 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY	07/30/2024	\$1,828.00	\$0.00	\$0.00	\$1,828.00
	Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

## Bill Description: LAND RENT

Date: 07/30/2024

Bill Number: 10953

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2024 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING	07/30/2024	\$1,159.50	\$0.00	\$0.00	\$1,159.50
	Bill Summary		\$1,159.50	\$0.00	\$0.00	\$1,159.50

## Bill Description: LAND RENT

Date: 01/28/2025

Bill Number: 11292

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2025 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	01/28/2025	\$1,828.00	\$0.00	\$0.00	\$1,828.00
	Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

## STATEMENT

Over

Item 9.

CUSTOMER	CUSTOMER NUMBER	STATEMENT DATE	STATEMENT
MACKXIMUS LLC	54997	06/02/2025	\$14,937.50

Bill Description: LAND RENT

Date: 01/28/2025

Bill Number: 11293

DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1 2025 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	01/28/2025	\$1,159.50	\$0.00	\$0.00	\$1,159.50
Bill Summary		\$1,159.50	\$0.00	\$0.00	\$1,159.50

1 - 30 DAYS	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS	INTEREST	OTHER FEES	TOTAL DUE
\$0.00	\$0.00	\$0.00	\$14,937.50	\$0.00	\$0.00	\$14,937.50



**City of Sheboygan**  
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Sheboygan, WI 53081

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**FAX**  
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**WEBSITE**  
[www.sheboyganwi.gov](http://www.sheboyganwi.gov)

**STATEMENT**  
Cu Item 9. by

CUSTOMER	CUSTOMER NUMBER	STATEMENT DATE	STATEMENT TOTAL DUE
MACKXIMUS LLC	54997	07/01/2025	\$14,937.50

**Bill Description: LAND RENT**

**Date: 02/03/2023**

**Bill Number: 9843**

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2023 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	02/03/2023	\$1,159.50	-\$1,159.50	\$0.00	\$0.00
2	2023 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	02/03/2023	\$0.00	\$1,159.50	\$0.00	\$1,159.50
Bill Summary			\$1,159.50	\$0.00	\$0.00	\$1,159.50

**Bill Description: LAND RENT**

**Date: 02/03/2023**

**Bill Number: 9844**

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2022 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	02/03/2023	\$1,828.00	-\$1,828.00	\$0.00	\$0.00
2	2022 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	02/03/2023	\$0.00	\$1,828.00	\$0.00	\$1,828.00
Bill Summary			\$1,828.00	\$0.00	\$0.00	\$1,828.00

**Bill Description: LAND RENT**

**Date: 06/28/2023**

**Bill Number: 10093**

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2023 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING - 528 S PIER DR	06/28/2023	\$1,159.50	-\$1,159.50	\$0.00	\$0.00
2	2023 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING - 528 S PIER DR	06/28/2023	\$0.00	\$1,159.50	\$0.00	\$1,159.50
Bill Summary			\$1,159.50	\$0.00	\$0.00	\$1,159.50

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂

Promptly Send Payment To:



**City of Sheboygan**  
828 Center Ave, Suite 110  
Sheboygan, WI 53081  
(920) 459-3371 Fax (920) 459-3967

**STATEMENT**  
REMIT PORTION

Statement Date **07/01/2025**

Customer Number **54997**

**STATEMENT TOTAL DUE \$14,937.50**

54997  
MACKXIMUS LLC  
1433 N WATER ST STE 400  
MILWAUKEE, WI 532022603



CUSTOMER	CUSTOMER NUMBER	STATEMENT DATE	STATEMENT
MACKXIMUS LLC	54997	07/01/2025	\$14,937.50

## Bill Description: LAND RENT

Date: 06/28/2023

Bill Number: 10094

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2023 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY - 534 S PIER DR	06/28/2023	\$1,828.00	-\$1,828.00	\$0.00	\$0.00
2	2023 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY - 534 S PIER DR	06/28/2023	\$0.00	\$1,828.00	\$0.00	\$1,828.00
	Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

## Bill Description: LAND RENT

Date: 02/05/2024

Bill Number: 10636

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2024 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	02/05/2024	\$1,159.50	\$0.00	\$0.00	\$1,159.50
	Bill Summary		\$1,159.50	\$0.00	\$0.00	\$1,159.50

## Bill Description: LAND RENT

Date: 02/05/2024

Bill Number: 10637

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2024 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	02/05/2024	\$1,828.00	\$0.00	\$0.00	\$1,828.00
	Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

## Bill Description: LAND RENT

Date: 07/30/2024

Bill Number: 10952

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2024 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY	07/30/2024	\$1,828.00	\$0.00	\$0.00	\$1,828.00
	Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

## Bill Description: LAND RENT

Date: 07/30/2024

Bill Number: 10953

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2024 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING	07/30/2024	\$1,159.50	\$0.00	\$0.00	\$1,159.50
	Bill Summary		\$1,159.50	\$0.00	\$0.00	\$1,159.50

## Bill Description: LAND RENT

Date: 01/28/2025

Bill Number: 11292

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2025 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	01/28/2025	\$1,828.00	\$0.00	\$0.00	\$1,828.00
	Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

CUSTOMER	CUSTOMER NUMBER	STATEMENT DATE	STATEMENT
MACKXIMUS LLC	54997	07/01/2025	\$14,937.50

Bill Description: LAND RENT

Date: 01/28/2025

Bill Number: 11293

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2025 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	01/28/2025	\$1,159.50	\$0.00	\$0.00	\$1,159.50
	Bill Summary		\$1,159.50	\$0.00	\$0.00	\$1,159.50

1 - 30 DAYS	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS	INTEREST	OTHER FEES	TOTAL DUE
\$0.00	\$0.00	\$0.00	\$14,937.50	\$0.00	\$0.00	\$14,937.50



**City of Sheboygan**  
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**WEBSITE**  
[www.sheboyganwi.gov](http://www.sheboyganwi.gov)

**STATEMENT**

Cus Item 9.

CUSTOMER	CUSTOMER NUMBER	STATEMENT DATE	STATEMENT TOTAL DUE
MACKXIMUS LLC	54997	08/01/2025	\$20,912.50

**Bill Description: LAND RENT**

Date: 01/25/2022

Bill Number: 8800

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2022 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	01/25/2022	\$1,159.50	-\$1,159.50	\$0.00	\$0.00
2	2022 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	01/25/2022	\$0.00	\$1,159.50	\$0.00	\$1,159.50
Bill Summary			\$1,159.50	\$0.00	\$0.00	\$1,159.50

**Bill Description: LAND RENT**

Date: 01/25/2022

Bill Number: 8801

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2022 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	01/25/2022	\$1,828.00	-\$1,828.00	\$0.00	\$0.00
2	2022 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	01/25/2022	\$0.00	\$1,828.00	\$0.00	\$1,828.00
Bill Summary			\$1,828.00	\$0.00	\$0.00	\$1,828.00

**Bill Description: LAND RENT**

Date: 06/06/2022

Bill Number: 9217

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2022 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING - 528 S PIER DR	06/06/2022	\$1,159.50	-\$1,159.50	\$0.00	\$0.00
2	2022 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING - 528 S PIER DR	06/06/2022	\$0.00	\$1,159.50	\$0.00	\$1,159.50
Bill Summary			\$1,159.50	\$0.00	\$0.00	\$1,159.50

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂

Promptly Send Payment To:



**City of Sheboygan**  
828 Center Ave, Suite 110  
Sheboygan, WI 53081  
(920) 459-3371 Fax (920) 459-3967

**STATEMENT**

REMIT PORTION

Statement Date 08/01/2025

Customer Number 54997

**STATEMENT TOTAL DUE \$20,912.50**

54997  
MACKXIMUS LLC  
1433 N WATER ST STE 400  
MILWAUKEE, WI 532022603

## STATEMENT

Over

Item 9.

CUSTOMER	CUSTOMER NUMBER	STATEMENT DATE	STATEMENT
MACKXIMUS LLC	54997	08/01/2025	\$20,912.50

## Bill Description: LAND RENT

Date: 06/06/2022

Bill Number: 9218

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2022 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY - 534 S PIER DR	06/06/2022	\$1,828.00	-\$1,828.00	\$0.00	\$0.00
2	2022 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY - 534 S PIER DR	06/06/2022	\$0.00	\$1,828.00	\$0.00	\$1,828.00
	Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

## Bill Description: LAND RENT

Date: 02/03/2023

Bill Number: 9843

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2023 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	02/03/2023	\$1,159.50	-\$1,159.50	\$0.00	\$0.00
2	2023 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	02/03/2023	\$0.00	\$1,159.50	\$0.00	\$1,159.50
	Bill Summary		\$1,159.50	\$0.00	\$0.00	\$1,159.50

## Bill Description: LAND RENT

Date: 02/03/2023

Bill Number: 9844

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2022 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	02/03/2023	\$1,828.00	-\$1,828.00	\$0.00	\$0.00
2	2022 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	02/03/2023	\$0.00	\$1,828.00	\$0.00	\$1,828.00
	Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

## Bill Description: LAND RENT

Date: 06/28/2023

Bill Number: 10093

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2023 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING - 528 S PIER DR	06/28/2023	\$1,159.50	-\$1,159.50	\$0.00	\$0.00
2	2023 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING - 528 S PIER DR	06/28/2023	\$0.00	\$1,159.50	\$0.00	\$1,159.50
	Bill Summary		\$1,159.50	\$0.00	\$0.00	\$1,159.50

## Bill Description: LAND RENT

Date: 06/28/2023

Bill Number: 10094

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2023 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY - 534 S PIER DR	06/28/2023	\$1,828.00	-\$1,828.00	\$0.00	\$0.00
2	2023 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY - 534 S PIER DR	06/28/2023	\$0.00	\$1,828.00	\$0.00	\$1,828.00
	Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

## Bill Description: LAND RENT

Date: 02/05/2024

Bill Number: 10636

	DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1	2024 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	02/05/2024	\$1,159.50	\$0.00	\$0.00	\$1,159.50
	Bill Summary		\$1,159.50	\$0.00	\$0.00	\$1,159.50

## STATEMENT

Over

Item 9.

CUSTOMER	CUSTOMER NUMBER	STATEMENT DATE	STATEMENT
MACKXIMUS LLC	54997	08/01/2025	\$20,912.50

## Bill Description: LAND RENT

Date: 02/05/2024

Bill Number: 10637

DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1 2024 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	02/05/2024	\$1,828.00	\$0.00	\$0.00	\$1,828.00
Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

## Bill Description: LAND RENT

Date: 07/30/2024

Bill Number: 10952

DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1 2024 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY	07/30/2024	\$1,828.00	\$0.00	\$0.00	\$1,828.00
Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

## Bill Description: LAND RENT

Date: 07/30/2024

Bill Number: 10953

DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1 2024 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING	07/30/2024	\$1,159.50	\$0.00	\$0.00	\$1,159.50
Bill Summary		\$1,159.50	\$0.00	\$0.00	\$1,159.50

## Bill Description: LAND RENT

Date: 01/28/2025

Bill Number: 11292

DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1 2025 - SOUTH PIER RENTALS 1ST HALF THREE SHOP SHANTY	01/28/2025	\$1,828.00	\$0.00	\$0.00	\$1,828.00
Bill Summary		\$1,828.00	\$0.00	\$0.00	\$1,828.00

## Bill Description: LAND RENT

Date: 01/28/2025

Bill Number: 11293

DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1 2025 - SOUTH PIER RENTALS 1ST HALF ISLANDER BUILDING	01/28/2025	\$1,159.50	\$0.00	\$0.00	\$1,159.50
Bill Summary		\$1,159.50	\$0.00	\$0.00	\$1,159.50

## Bill Description: LAND RENT

Date: 07/14/2025

Bill Number: 11600

DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1 2025 - SOUTH PIER RENTALS 2ND HALF ISLANDER BUILDING	07/14/2025	\$1,159.50	\$0.00	\$0.00	\$0.00
Bill Summary		\$1,159.50	\$0.00	\$0.00	\$0.00

## Bill Description: LAND RENT

Date: 07/14/2025

Bill Number: 11601

DETAIL DESCRIPTION	DATE	BILL AMOUNT	BILL ADJUSTED	PAID	AMOUNT DUE
1 2025 - SOUTH PIER RENTALS 2ND HALF THREE SHOP SHANTY	07/14/2025	\$1,828.00	\$0.00	\$0.00	\$0.00
Bill Summary		\$1,828.00	\$0.00	\$0.00	\$0.00

1 - 30 DAYS	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS	INTEREST	OTHER FEES	TOTAL DUE
\$0.00	\$0.00	\$0.00	\$20,912.50	\$0.00	\$0.00	\$20,912.50



**City of Sheboygan**  
**PLANNING AND DEVELOPMENT**

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

---

**To:** Redevelopment Authority

**Date:** August 27<sup>th</sup>, 2025

**Subject:** RDA's Financials

The RDA's financial spreadsheet (see attached) is provided by staff as a quarterly snap shot of existing business loans.



### Business Loans

As of: 06/30/2025

Business Name	Loan Orig Date	Loan Maturity Date	Original Loan Amount	Loan Balance 1/1/2025	Principal Paid 2025	Interest Paid 2025	Loan Balance 6/30/2025		Current Status	Comments
AspenOak	3/24/2025	4/1/2035	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00		Late	First 2 payments came back NSF. Customer has been contacted numerous times.
Krazian Fuzian	3/24/2025	4/1/2035	\$ 100,000.00	\$ 100,000.00	\$ 1,342.80	\$ 705.96	\$ 98,657.20		Current	
Doll House Factory	5/1/2015	6/1/2025	\$ 75,000.00	\$ 3,964.32	\$ 3,964.32	\$ 31.18	\$ -		Loan paid in full	
3 Sheeps Brewery	4/6/2016	4/1/2026	\$ 275,000.00	\$ 138,369.64	\$ 13,912.34	\$ 1,619.44	\$ 124,457.30		Current	
ePower Manufacturing	4/29/2016	5/1/2026	\$ 300,000.00	\$ 111,251.62	\$ 34,887.18	\$ 2,881.60	\$ 76,364.44		Late - April, May, and June pmts	Last payment received 2/27/25. Attorney's office sent default letter in July.
Paper Box & Specialty	5/18/2016	6/1/2026	\$ 100,000.00	\$ 16,612.52	\$ 5,488.21	\$ 184.25	\$ 11,124.31		Current	
Maya's Place LLC	4/6/2023	5/1/2033	\$ 50,000.00	\$ 46,577.45	\$ 16,248.57	\$ 1,251.45	\$ 30,328.88		Current	
Old World Creamery	8/30/2016	9/1/2026	\$ 300,000.00	\$ 62,305.40	\$ 16,133.90	\$ 794.14	\$ 46,171.50		Current	
Old World Creamery II	5/9/2018	6/1/2028	\$ 500,000.00	\$ 191,932.69	\$ 25,883.30	\$ 2,643.34	\$ 166,049.39		Current	
Old World Creamery III	9/1/2022	9/1/2032	\$ 500,000.00	\$ 405,026.16	\$ 21,822.59	\$ 9,544.45	\$ 383,203.57		Current	
Lifepoint Counseling LLC	4/30/2021	5/1/2031	\$ 75,000.00	\$ 50,376.03	\$ 3,713.65	\$ 819.15	\$ 46,662.38		Current	
HH2 Properties (FKA Sprechers)	3/26/2016	04/1/20206	\$ 150,000.00	\$ 55,601.21	\$ 7,862.53	\$ 670.79	\$ 47,738.68		Current	
Uptown Slice	1/19/2023	3/1/2033	\$ 75,000.00	\$ 63,515.30	\$ 3,192.05	\$ 1,644.97	\$ 60,323.25		Current	
Union Asian Market	12/15/2021	2/1/2032	\$ 75,000.00	\$ 54,470.53	\$ 3,576.84	\$ 675.54	\$ 50,893.69		Current	
<b>Totals</b>			\$ 2,675,000.00	\$ 1,400,002.87	\$ 158,028.28	\$ 23,466.26	\$ 1,241,974.59			



Forgivable Loans

Forgiveness Date

BrewHub dba Craft30			\$ 75,000.00	N/A	\$ -	\$ -	\$ -	loan forgiven	N/A
Good Building Co LLC			\$ 75,000.00	N/A			\$ 75,000.00	No payments	N/A
NS Retail Holdings LLC			\$ 375,000.00	N/A			\$ 375,000.00	No payments	N/A
Home Inc			\$ 100,000.00	N/A	\$ -	\$ -	\$ 100,000.00	No payments	N/A

Loan in default - On Hold





## City of Sheboygan PLANNING AND DEVELOPMENT

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

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**To:** Redevelopment Authority

**Date:** August 27<sup>th</sup>, 2025

**Subject:** Operational Policies and Procedures for RDA

Staff continues to work with the RDA to update policies for all matters. Attached to this memo is a recent draft of the proposed policy. Over the next several meetings, we will continue to present drafted policies to the board for their feedback.

The policy outlines guiding principles, operational policies and implementation. These categories highlight transparency, fiscal responsibility, disclosure requirements, and ethical standards.

The draft policy outlines several changes from our last meeting. Staff working with Attorney Nick Cerwin has highlighted the substantive changes:

1. Re-organized the title to lead with the organization and then what the document is for the organization.
2. Section 3.c. - added the language about RDA members not disclosing any private, privileged, confidential, or proprietary information to the public or applicants.
3. Operational Guidelines Section 1.d. added language about Roberts rules being discretionary to the chair.

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4. Operational Guidelines Section 2.a. public access to records just made to adopt and reference public records laws.
5. Implementation and Enforcement- added some language to the title as I've seen other policy that is missing enforcement criteria.
  - a. Section 2 of the Implementation and Policy- removed the "annual" training language in case we can't comply with that. Identified as periodic training.
  - b. Enforcement section 3- Identified what a violation could result in, and then changed the process a little bit. We can certainly go back to the proposal but wanted to add some sort of legal standard for when an investigation may be initiated – "reason to believe"- and then what the process would look like – "City attorney or City Administrator" may initiate independent investigation. The city also has an ethics board (which I believe is the common council) that could convene and be the arbiter of any formal allegations of a violation.

As a reminder, the policy refers to the pledge to a code of ethics. This pledge is attached to this memo. Staff are asking members to take the pledge annually.

Over the next several meetings, we will continue to refine the drafted policies to the board for their feedback.

# Operational Policies and Procedures for the City of Sheboygan Redevelopment Authority (RDA)

## Mission Statement

The Sheboygan Redevelopment Authority (RDA) is dedicated to fostering sustainable economic growth, revitalizing blighted areas, and enhancing community welfare through transparent, ethical, and inclusive redevelopment practices in accordance with Wisconsin Statutes, Chapter 66.1333.

## Guiding Principles

### 1. Community-Centered Development

- Prioritize projects that enhance the quality of life for Sheboygan residents, promote access to opportunities, and preserve the city's cultural and historical identity.
- Engage stakeholders, including residents, businesses, and community organizations, to ensure redevelopment reflects community needs and aspirations.

### 2. High Ethical Standards

- Uphold the highest standards of ethics, ensuring all actions are conducted with fairness, impartiality, and accountability.
- Review and sign the code of ethics for the RDA annually.

### 3. Transparency and Accountability

- Ensure all meetings and records comply with Wisconsin's Open Meetings Law (Wis. Stat. § 19.81–19.98) and Public Records Law (Wis. Stat. § 19.31–19.39) to provide the public with accessible information on projects, decisions, and financial activities.

### 4. Fiscal Responsibility

- Manage public funds and resources prudently, ensuring cost-effective and sustainable redevelopment initiatives.
- Provide financial reports to the public to maintain trust and accountability.

## Ethical Requirements

1. The Sheboygan Redevelopment Authority (RDA) hereby adopts Wis. Stat. § 19.59- Code of ethics for local government officials, and the associated definitions in Wis. Stat. § 19.42 for the purposes of this policy.
2. Conflicts of Interest
  - a. Disclosure Requirements: Members and staff must disclose any financial or personal interests that may influence or appear to influence their decisions, as required by Wis. Stat. § 19.59.
  - b. Recusal: Any member with a conflict of interest shall recuse themselves from discussions, deliberations, and votes on related matters.
    - i. A conflict exists when a member, their immediate family, or associated business stands to gain financially or otherwise from a decision.
    - ii. A conflict may exist where a member feels compelled to make a decision on an official matter based upon some close personal relationship or interest, or based up-on information outside the scope of that which is generally available or otherwise provided for consideration to the other members. Members should consult with staff with questions or concerns.
  - c. Members of the RDA shall be ineligible for loans and/or grants from or through the RDA.
3. Confidentiality
  - a. Protection of Sensitive Information: Members and staff shall safeguard confidential information, including proprietary business data, personal resident information, and preliminary project details, in accordance with Wisconsin's Public Records Law exemptions (Wis. Stat. § 19.35), and are obligated to return any such information or records to City Staff.
  - b. Disclosure Protocols: Confidential information may only be shared with authorized personnel and only when necessary for project execution. Unauthorized disclosure is prohibited and may result in disciplinary action, liability, and/or enforcement.

## Operational Guidelines

1. Governance and Structure
  - a. Composition: The Authority shall consist of 7 members (as per Wis. Stat. § 66.1333(3)) appointed by the Mayor and approved by the Common Council. Representatives with expertise in urban planning, economic development, banking, law, accounting, real estate, and community engagement are preferred
  - b. Meetings: The RDA will hold regular meetings, which will generally occur on the first and third Wednesday of the month typically at 7:45 am, with special meetings as needed. Meetings will be held in compliance with Wisconsin's Open Meetings Law.
  - c. Agendas and minutes shall be publicly posted in advance.

## 2. Records

- a. Public Access: All non-confidential documents, including project plans, budgets, and contracts, shall be made available to the public via the City's website and upon request.
- b. The City is the custodian of RDA records. RDA members should be aware that correspondence and records created in their official capacity may be records subject to public access.

## 3. Project Development and Implementation

- a. Project Selection: Projects shall be selected based on alignment with the city's comprehensive plan, economic impact, and community benefit. A scoring matrix provided by staff shall be used to evaluate proposals objectively.
- b. Partnerships: Collaborate with private developers, business owners, nonprofits, and government agencies to leverage resources while maintaining public oversight.
- c. Compliance: Ensure all projects comply with Wisconsin Statutes (e.g., Wis. Stat. § 66.1333 for redevelopment authorities) and local ordinances.

## 4. Monitoring and Evaluation

- a. Performance Metrics: Establish clear metrics for project success, including economic impact, job creation, and community benefits.
- b. Regular Reviews: Conduct quarterly reviews of ongoing projects to assess progress, address challenges, and ensure alignment with Authority goals.

# Implementation

- Adoption: These guidelines shall be formally adopted by the Sheboygan Redevelopment Authority and reviewed annually to ensure relevance and compliance with state laws.
- Training: All members and staff shall receive annual training on ethics, Wisconsin's Open Meetings and Public Records Laws, and redevelopment best practices.
- Enforcement: Violations of these guidelines, particularly ethical standards, shall be investigated by an independent ethics committee appointed by the Common Council, with appropriate disciplinary measures applied.

# Contact Information

For inquiries or to access records, contact the Director of Development, Taylor Zeinert, at [TZ1388@sheboyganwi.gov](mailto:TZ1388@sheboyganwi.gov) or 920-459-3383.