



REDEVELOPMENT AUTHORITY AGENDA

April 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 March 18, 2026

CLOSED SESSION ITEMS

6. Open Session: NS Retail Holdings, LLC Payment

Closed Session: NS Retail Holdings LLC Payment

Discussion and status of the business loan payment from NS Retail Holdings, LLC

Closed Session: Motion to convene into closed session under the exemption provided in Wis. Stat. ss.19.85(1)(g) for the purpose of conferring with legal counsel for the government body who is rendering oral or written advise concerning strategy to be adopted by the body with respect to litigation in which it is or could be involved, relating to a business loan for NS Retail Holdings, LLC.

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

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Late Payment Discussion
8. Website Training - Planning and Development Director
9. Development Presentation - Planning and Development Director

TENTATIVE DATE OF NEXT REGULAR MEETING

10. April 15, 2026

ADJOURN

11. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

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

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES
Wednesday, March 18, 2026

MEMBERS PRESENT: Deidre Martinez, Alder Dean Dekker, Cleo Messner, Marcia Reinthaler and Jim Conway

STAFF/OFFICIALS PRESENT: Finance Director Kaitlyn Krueger, Directory of Planning and Development Taylor Zeinert and Planner Jeff Witte

OTHERS: Samantha Hansen

MEMBERS EXCUSED: Roberta Filicky-Peneski and Steven Harrison

OPENING OF MEETING

1. Roll Call: Deidre Martinez, Alder Dean Dekker, Cleo Messner, Marcia Reinthaler and Jim Conway

2. Call to Order

The Meeting was called to order at 7:45.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

No Conflicts of Interest was identified.

APPROVAL OF MINUTES

5. Redevelopment Authority Meeting held on March 4, 2026.

Motion to approve the minutes from March 4th, 2026. Motion made by Marcia Reinthaler, second by Jim Conway to approve the minutes. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Presentation from Aspen Oak

Samantha Hansen owner of Aspen Oak updated the RDA on the status of her business.

7. Legal update on outstanding Business Loans - NS Retail

Director Zeinert updated the RDA on the status of outstanding business loan with NS Retail.

8. Discussion about third party technical assistance for Revolving Loan Fund.

Motion made by Diedra Martinez, second by Alder Dean Dekker to approve getting technical assistance to improve the process for the Revolving Loan Fund.

9. 2025 Preliminary Financial Report

Director Krueger provided a preliminary financial report to the RDA.

TENTATIVE DATE OF NEXT REGULAR MEETING

10. April 1, 2026

ADJOURN

11. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

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