



REDEVELOPMENT AUTHORITY AGENDA

January 21, 2026 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
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

MINUTES

5. Motion to approve the minutes from December 17, 2025

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Request by Amit Jain to Consent to Mortgage on RDA owned property at 650 S Pier Drive, Lot 6.
7. Request by Ray Cazis for an Exclusive Right to Negotiate on parcel 59281322003.
8. Request by City of Sheboygan Public Works, Engineering Division to use RDA land for a new storage building.

CLOSED SESSION

9. Discussion and status of the business loan for ePower Manufacturing 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 ePower Manufacturing, LLC.

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

TENTATIVE DATE OF NEXT REGULAR MEETING

10. February 4, 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*

Item 5.

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY MINUTES

Wednesday, December 17, 2025

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

STAFF/OFFICIALS PRESENT:

Director of Planning and Development Taylor Zeinert, Finance Director, Kaitlyn Krueger, and Jeff Witte, Planner

OTHERS: Christina Lee and Shane Yaj

MEMBERS EXCUSED

OPENING OF MEETING

1. Roll Call: Roberta Filicky-Peneski, Deidre Martinez, Councilman Dean Dekker, Steven Harrison, Cleo Messner and Marcia Reinthaler, and Jim Conway.
2. Call to Order

The Meeting was called to order at 7:56

3. Pledge of Allegiance

The Pledge of Allegiance was recited

4. Identify potential conflict of interest

No conflicts of interest were identified.

MINUTES

5. Motion to approve the minutes from December 03, 2025.

ITEMS FOR DISCUSSION/ACTION

6. Open Session: Loan request from Asian Harvest Foods.

Closed Session: Loan request from Asian Harvest Foods.

Motion by Councilman Dean Dekker and second by Jim Conway to convene into closed session at 7:50 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 Asian Harvest Foods.

Roll Call Vote:

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

Nay: None

Abstain: None

Reconvene into open Session: Possible action on loan request from Asian Harvest Foods

Motion by Steve Harrison, second by Marsha Reinthaler to reconvene into open session at 8:06 AM

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

Nay: None

Abstain: None

Motion by Deidre Martinez, seconded by Cleo Messner to approve a Business Loan for \$140,000 to Asian Harvest Foods.

TENTATIVE DATE OF NEXT REGULAR MEETING

7. January 07, 2026

ADJOURN

8. Motion to Adjourn

Motion by Marsha Reinthaler, seconded by Steve Harrison to adjourn. Motion carried. Being no further business, the meeting was adjourned at 8:10 AM