



REDEVELOPMENT AUTHORITY AGENDA

March 19, 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, Cleo Messner, Jim Conway, Deidre Martinez (may appear remotely), Alderperson Robert LaFave, Steven Harrison, 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 March 5, 2025

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on the use of RDA properties by Race Day Events for the a Run Santa Run event held on December 6, 2025.

NEXT MEETING

7. To Be Determined

ADJOURN

8. 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 05, 2025

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

MEMBERS EXCUSED: None.

STAFF/OFFICIALS PRESENT: Mayor Ryan Sorenson, City Administrator Casey Bradley, Assistant to the City Administrator Marie Foss, Kristen Fish-Peterson (Redevelopment Resources), City Attorney Charles Adams.

OTHERS: Delaine Reichert, Aaron Gottsacker, Lao Yang, Sami Hanson, Donna Wendlandt, Lauren Hofland, Kathleen Jenkins

OPENING OF MEETING

1. Roll Call: Roberta Filicky-Peneski, Cleo Messner, Deidre Martinez, Alderperson Robert LaFave, Darrell Hofland, Steve Harrison and Jim Conway
2. Call to Order
Chair Roberta Filicky-Peneski called the meeting to order.
3. Pledge of Allegiance
The Pledge of Allegiance was recited.
4. Identify potential conflict of interest
No committee member had a conflict of interest.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on a pool deck expansion at Blue Harbor Resort.
Presentation made by Blue Harbor about the proposed expansion project.

Potential Closed Session: Motion to convene into closed session under the exemption provided in Sec. 19.85(1)(e) Wis. Stats. for the purpose of negotiating the purchasing of public properties or conducting other specified public business, to-wit: Discussion of a potential business expansion project where competitive and bargaining reason require a closed session.

Committee did not convene in closed session.

Discussion and possible action on the business loan application.

Motion by Jim Conway, second by Alderperson Robert Lafave of support for expansion project. Motion carried.

7. Discussion on possible business loan application for Krazian Fuzian.

Presentation by Krazian Fuzian about business project.

Potential Closed Session: Motion to convene into closed session under the exemption provided in Sec. 19.85(1)(e) Wis. Stats. for the purpose of negotiating the purchasing of public properties

or conducting other specified public business, to-wit: Discussion of a potential business loan where competitive and bargaining reason require a closed session.

Committee did not convene in closed session.

Discussion and possible action on the business loan application.

Motion made by James Conway, second by Deidre Martinez to approve the loan application based on the agreed terms. Motion carried.

8. Discussion and possible action on business loan application for AspenOak.

Presentation by AspenOak about business project.

Potential Closed Session: Motion to convene into closed session under the exemption provided in Sec. 19.85(1)(e) Wis. Stats. for the purpose of negotiating the purchasing of public properties or conducting other specified public business, to-wit: Discussion of a potential business loan where competitive and bargaining reason require a closed session.

Committee did not convene in closed session.

Discussion and possible action on the business loan application.

Motion made by Darrell Hofland, second by Alderperson Robert Lafave to approve the loan application. Motion carried.

9. Discussion and possible action on Exclusive Right to Negotiate for property (parcel # 59281322003) located on South Pier.

City Administration staff presented on Exclusive Right to Negotiate. Residents Lauren Hofland and Kathleen Jenkins shared concerns from the Marina Vista Condo Association.

Potential Closed Session: Motion to convene into closed session under the exemption provided in Sec. 19.85(1)(e) Wis. Stats. for the purpose of negotiating the purchasing of public properties or conducting other specified public business, to-wit: Discussion regarding an Exclusive Right to Negotiate for potential development on South Pier where competitive and bargaining reasons require a closed session.

Committee did not convene in closed session.

Discussion and possible action on Exclusive Right to Negotiate.

Motion to Approve made by Deidre Martinez, second by Jim Conway to extend the exclusive right to negotiate until September 15, 2025. Motion carried.

10. 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.

Motion to approve made by Jim Conway, second by Alderperson Robert Lafave to approve the land use. Motion carried.

11. Discussion and possible action on the use of RDA properties by Race Day Events for the a Ru Santa Run event held on December 6, 2025. Item 5.

Motion made by Darrell Hofland, second by Alderperson Robert Lafave to table this item for a future meeting date to discuss additional questions with Race Day Events. Motion carried.

NEXT MEETING

12. To Be Determined

ADJOURN

13. Motion to Adjourn
Motion by Jim Conway, second by Alderperson Robert Lafave to adjourn. Motion carried.
Being no further business, the meeting was adjourned at 8:50 a.m.