

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES

Wednesday, December 3, 2025

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

MEMBERS EXCUSED: Jim Conway

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

OTHERS: Ray York, Christina Lee and Shane Yaj, May Xiong, Jarod Soto, Mike Brunette

OPENING OF MEETING

1. Roll Call: Roberta Filicky-Peneski, Deidre Martinez, Steven Harrison, and Cleo Messner

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 were identified.

5. Motion to approve the minutes from November 19, 2025.

Motion made by Councilman Dekker, seconded by Deidre Martinez to approve the minutes from November 19, 2025. Motion carried.

6. Request from DreamCatcher Energies to lease a portion of RDA land at 229 South Pier Drive for EV Charging Stations.

Motion was made by Steve Harrison and seconded by Marcia Reinthaler to table this item for further information so that Mr. Soto can meet with staff to identify sites, terms and conditions. Motion carried.

Motion by Steve Harrison and second by Marcia Reinthaler to convene into closed session at 8:10 AM

Adjourn 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: to discuss a request by Sear'D LLC to modify business loan terms.

Roll Call Vote:

Yea: Filicky-Peneski, Martinez, Councilman Dekker, Harrison, and Reinthaler

Nay: None

Abstain: None

Motion by Councilman Dekker, second by Deidre Martinez to reconvene into open session at 8:28 AM

Yea: Filicky-Peneski, Martinez, Councilman Dekker, Harrison, and Reinthaler

Nay: None

Abstain: None

7. Discussion and possible action on Sear'D Loan Modification Request

Motion by Marcia Messner, second by Councilman Dekker defer principal and interest to May 1, and add interest payments to the end the loan. Motion carried.

Motion by Councilman Dekker and second by Marcia Reinthaler to convene into closed session at 8:34 AM.

Adjourn 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: to discuss a request by Harvest Foods to discuss business loan terms.

Roll Call Vote:

Yea: Filicky-Peneski, Martinez, Councilman Dekker, Harrison, and Reinthaler

Nay: None

Abstain: None

Roberta Flicky-Peneski leaves at 9:00 AM.

Motion by Councilman Dekker, second by Deidre Martinez to reconvene into open session at 9:03 AM

Yea: Martinez, Councilman Dekker, Harrison, and Reinthaler

Nay: None

Abstain: None

8. Business Loan Request from Asian Harvest Foods

Motion by Councilman Dekker, second by Diedre Martinez to table this item for more discussion.

NEXT MEETING

9. December 17, 2025

ADJOURN

10. Motion to Adjourn

Motion by Deidre Martinez, second by Steve Harrison to adjourn. Motion carried. Being no further business, the meeting was adjourned at 9:09 AM.