

**CITY OF SHEBOYGAN**  
**REDEVELOPMENT AUTHORITY MINUTES**

**Wednesday, August 27, 2025**

---

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

**MEMBERS EXCUSED:** Deidre Martinez

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

**OTHERS:** Attorney David Gass, Appointed Council Attorney Nick Cerwin, (remotely), Tim Lindau (remotely), Tad Templeton (remotely), Asher Heimermann

**OPENING OF MEETING**

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

Chair Roberta Filicky-Peneski called the meeting to order at 7:46 AM

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 July 16, 2025.

Motion made by Darell Hofland, seconded by Steven Harrison to approve the minutes from. Motion carried.

**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.

Motion made by Steve Harrison, seconded by Alderperson Robert La Fave to approve contingent of paperwork being completed. Motion carried.

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.

Motion made by Jim Conway, seconded by Darrell Hofland to direct CORTA Sheboygan, LLC, NS Retail Holdings, LLC to make and keep current with interest payments within 6 months to come in compliance with loan terms and direct staff to work with NS Retail/ Corta to pay interest payments

at original contractual amount, interest on full amount on a month to month basis. Motion carried (Harrison – abstain).

8. Discussion and possible action relating to lease modification request for a previously approved project located at 820 Indiana Avenue.

Motion made by Jim Conway, seconded by Alderperson Robert La Fave to consent to construction and operation of a boutique hotel. Motion carried.

9. Discussion and possible action on past due lease payment for 528 and 534 South Pier Drive.

Motion made by Alderperson Robert La Fave, seconded by Darrell Hofland to authorize staff to draft a demand letter to Mackimus, LLC. Motion carried.

10. Quarterly RDA Loan Update

Planning and Development director Zeinert provided Quarterly Loan update.

11. Discussion and Possible action of adopting a Code of Ethics and Operational Guidelines RDA members.

Staff to provide draft finalized document to the RDA at next meeting.

#### **NEXT MEETING**

12. September 17<sup>th</sup>, 2025

#### **ADJOURN**

13. Motion to Adjourn

Motion by Darrell Hofland, second by Alderperson Robert La Fave to adjourn. Motion carried. Being no further business, the meeting was adjourned at 8:57 AM.