

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES

Wednesday, May 06, 2026

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: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Jim Conway, Steve 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. Election of the Chair
Motion made by Alder Dean Dekker to nominate Roberta Filicky-Peneski as Chair, second by Jim Conway. Motion carried.
6. Election of the Vice Chair
Motion made by Jim Conway to nominate Steve Harrison as Vice Chair, second by Cleo Messner. Motion carried

MINUTES

7. Motion to approve the minutes from April 1, 2026
Motion by Deidre Martinez, second by Jim Conway to approve the minutes from April 1, 2026. Motion carried.

ITEMS FOR CLOSED SESSION

8. Open Session: Loan Payment Aspen Oak LLC.
Closed Session: Loan Payment Aspen Oak LLC.

Motion made by Steve Harrison, second by Deidre Martinez to go into closed session at 7:49. Motion carried.

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 Aspen Oak, LLC.

Roll Call Vote:

Yea: Roberta Filicky-Peneski, Deidre Martinez, Alder Dean Dekker, Jim Conway, Steve Harrison, and Cleo Messner.

Nay: None

Motion made by Deidre Martinez, second by Jim Conway to reconvene into open session at 7:53.

Roll Call Vote:

Yea: Roberta Filicky-Peneski, Deidre Martinez, Alder Dean Dekker, Jim Conway, Steve Harrison, and Cleo Messner.

Nay: None

Motion made by Deidre Martinez, second by Jim Conway to send a demand letter to Aspen Oak LLC to be current on loan. Motion Carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Update to development project on South Pier

Director Zeinert updated the RDA on a proposed development project on South Pier.

TENTATIVE DATE OF NEXT REGULAR MEETING

10. May 20, 2026

ADJOURN

11. Motion to Adjourn

Motion by Deidre Martinez, second by Jim Conway to adjourn. Motion carried. Being no further business, the meeting was adjourned at 7:59 AM.

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