



March 5, 2025

Brennan Seehafer
via email: brennanseehafer@yahoo.com

Re: Exclusive Right to Negotiate -South Pier Drive
Parcel # 59281322003

Dear Mr. Seehafer:

Thank you for your interest in developing a site on our South Pier District.

The Redevelopment Authority (RDA) hereby grants Brennan Seehafer and his affiliates an Exclusive Right to Negotiate the ground lease of the property. This Exclusive Right to Negotiate will be in effect from the date of this letter until September 15, 2025.

This right is conditioned upon your continued attention to your proposed development and its design, cost, financing, and other details and your regular communication with our Planning Department.

The RDA will hold the property off the market, and will not discuss or negotiate its possible development with anyone not associated with your proposed development, during the period of this Exclusive Right to Negotiate.

To help your architecture and/or contractor prepare the plans and realistic cost estimates, the RDA also hereby grants Brennan Seehafer, a Right to Entry to conduct site survey and any other surveys necessary.

At its discretion, the RDA may grant an extension of the negotiation period if, in its opinion, satisfactory progress is being made.

Should you choose to exercise the Right of Entry, please note that it is granted under the following conditions:

- Entry is at your own risk;
- You will notify the City Development Department before accessing the property;
- You will indemnify and hold the City harmless from any and all claims that may result from your occupancy, and you will provide a scope of work prior to any testing you undertake;
- You will provide the City with an insurance certification with satisfactory limits, with the City named as an additional insured;

DEPARTMENT OF
PLANNING AND
DEVELOPMENT

828 Center Avenue
Suite 208
Sheboygan, WI 53081

920-459-3383 (Phone)

- After completion of the investigation, the Property will be restored to a condition that is substantially similar to its condition prior to occupancy;
- Copies of all environmental and geotechnical results will be provided to the City; and
- The Right of Entry will terminate at 5:00 p.m. on September 15, 2025.

Please acknowledge the terms and conditions of the Exclusive Right to Negotiate and Right of Entry by signing this letter and returning it to me. It will be effective upon my receipt.

We hope this Exclusive Right to Negotiate and Right of Entry will facilitate preparation of a feasible plan for your project. If you have any questions or need additional assistance, please contact Casey Bradley, City Administrator at (920) 459-3287.

Sincerely,

REDEVELOPMENT AUTHORITY

Roberta Filicky-Peneski
Chairperson

Casey Bradley
City Administrator

Acknowledgement and Agreement:

Brennan Seehafer acknowledges receipt of this letter and accepts the above terms and conditions of the Exclusive Right to Negotiate and Right of Entry.

By: _____
Brennan Seehafer, Owner