

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES

Wednesday, January 21, 2026

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

STAFF/OFFICIALS PRESENT:

Mayor Ryan Sorenson, City Attorney Liz Majerus, Director of Planning and Development Taylor Zeinert, Finance Director Kaitlyn Krueger, Director of Public Works Travis Peterson, City Engineer Kevin Jump, Assistant City Engineer Tim Moyer, and Planner Jeff Witte

OTHERS: Mike Brunette, Ray Cazis, Christopher Koehnke, Virtual

MEMBERS EXCUSED

OPENING OF MEETING

1. Roll Call: Roberta Filicky-Peneski, Deidre Martinez, Councilman Dean Dekker, Steven Harrison, Cleo Messner and Marcia Reinthaler, and Jim Conway.
2. Call to Order

The Meeting was called to order at 7:47

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 December 17, 2025.

Motion made by Steve Harrison, seconded by Marcia Reinthaler to approve the minutes from December 17, 2025. Motion carried.

ITEMS FOR DISCUSSION/ACTION

6. Request by Amit Jain to Consent to Mortgage on RDA property at 650 S. Pier Drive, Lot 6.

Motion made by Steve Harrison, seconded by Marcia Reinthaler to approve to Consent to Mortgage. Motion Carried.

7. Request by Ray Crazis for an Exclusive Right to Negotiate on parcel 592811322003.

Motion made by Steve Harrison, seconded by Marcia Reinthaler to approve a 6-month Exclusive Right to Negotiate with Mr. Crazis. Motion Carried.

8. Request by City of Sheboygan Public Works, Engineering Division to use RDA land for a new storage building.

Motion made by Jim Conway, seconded by Steve Harrison to begin negotiations with the City to purchase the property. City Finance Director Krueger to order a property appraisal.

9. Discussion and status of the business loan for ePower Manufacturing LLC.

Motion by Steve Harrison and second by Jim Conway to convene into closed session at 8:10 AM.

Motion to convene into closed session under the exemption provided in Sec.19.85(1)(e) Wis. Stats 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 ePower Manufacturing, LLC.

Roll Call Vote:

Yea: Roberta Filicky-Peneski, Deidre Martinez, Councilperson Dean Dekker, Steven Harrison, Cleo Messner and Marcia Reinthaler, Jim Conway

Nay: None

Abstain: None

Motion by Councilperson Deckker second by Marsha Reinthaler to reconvene into open session at 8:37 AM

Yea: Roberta Filicky-Peneski, Deidre Martinez, Councilman Dean Dekker, Steven Harrison, Cleo Messner and Marcia Reinthaler, Jim Conway

Nay: None

Abstain: None

Motion by Jim Conway, seconded by Diedre Martinez to direct legal counsel to make any reasonable and necessary actions to collect the remaining debt from ePower Manufacturing and its owner(s).

TENTATIVE DATE OF NEXT REGULAR MEETING

10. February 4, 2026

ADJOURN

11. Motion to Adjourn

Motion by Deidra Martinez, seconded by Jim Conway to adjourn. Motion carried. Being no further business, the meeting was adjourned at 8:43 AM.