

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

**Wednesday, February 21, 2024**

---

**OPENING OF MEETING**

**MEMBERS PRESENT:** Deidre Martinez, Darrell Hofland, Jim Conway, Roberta Filicky-Peneski, James Owen, and Cleo Messner

**MEMBERS EXCUSED:** Steven Harrison

**STAFF/OTHERS PRESENT:** Planning & Development Director Diane McGinnis-Casey, Finance Director Kaitlyn Krueger and Community Development Director Janet Duellman

1. Roll Call: Deidre Martinez, Darrell Hofland, Jim Conway, Roberta Filicky-Peneski, James Owen, Steven Harrison, and Cleo Messner

2. Call to Order

Chair Roberta Filicky-Peneski called the meeting to order.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

No committee member has a conflict of interest.

**MINUTES**

5. Approval of minutes from the February 7, 2024 meeting.

Darrell Hofland noted that "names" should be "named" in item number 7 in the minutes from February 7, 2024.

Motion by Jim Conway, second by Darrell Hofland to approve with the correction being made. Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

6. Discussion and possible action on the Pipkorn Developer's agreement Ground Lease and CSM.

Community Development Planner Janet Duellman explained this is the layout that worked for all city staff and met all safety concerns. The committee inquired about if the island is curbed all the way around or just on the northern end by the parking lot. They further inquired on the status of the developer's agreement and ground lease. Planning & Development Director Diane McGinnis-Casey explained that she has requested information from the developer per the City's outside council request and the developer hasn't provided the information yet.

Motion by Deidre Martinez, second by Jim Conway to approve with the island being completely curbed and made smaller, if necessary, along with the easement being provided by the developer and approved by city staff. Motion carried.

7. Discussion and possible action on Special Event Permit # 24 for Driftwood Bar & Grill (Christopher Crump) to use the vacant property (parcel # 59281322010) to the east of Driftwood Bar & Grill from July 2, 2024 to July 8, 2024.

Community Development Planner Janet Duellman reviewed the request with the committee. She further stated that it is the same request as last year for the July 4<sup>th</sup> holiday.

Motion by Darrell Hofland, second by James Owen to approve the use of the Redevelopment Authority property (parcel #59281322010) east of Driftwood Bar & Grill for July 2, 2024 to July 8, 2024 with the following conditions: Music must end by 10:00 p.m., Proof of Insurance, Hold Harmless, \$50.00 RDA event fee, tent and signs to be removed on or before July 9, 2024 (if applicable), Special Events permit through Department of Public Works, and Change of Premises through Clerks. Motion carried.

8. Quarterly updates on Business Loans.

Finance Director Kaitlyn Krueger review the Business Loan spreadsheet. The committee inquired about Epowers. Planning & Development Director Diane McGinnis-Casey explained that she had asked City Attorney Office prior to the meeting if they had a status update for the committee. Diane McGinnis-Casey stated that there seems to be a discrepancy in the amount owed.

The committee directed staff to have City Attorney's Office send letter at a minimum to put the business on notice for delinquent payments and to review what was provided as collateral.

## **NEXT MEETING**

9. March 6, 2024

## **ADJOURN**

10. Motion to Adjourn

Motion by Deidre Martinez, second by Jim Conway to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 8:11 a.m.