

**From:** Tim Lindau <[TLindau@nowlan.com](mailto:TLindau@nowlan.com)>

**Sent:** Monday, August 4, 2025 11:42 AM

**To:** Majerus, Liz <[Liz.Majerus@sheboyganwi.gov](mailto:Liz.Majerus@sheboyganwi.gov)>

**Cc:** Cory Presnick <[cpresnick@cortadev.com](mailto:cpresnick@cortadev.com)>; Tad Templeton <[tad@cortadev.com](mailto:tad@cortadev.com)>; Noah Lahner <[NLahner@nowlan.com](mailto:NLahner@nowlan.com)>; Sara Gehrig <[SGehrig@nowlan.com](mailto:SGehrig@nowlan.com)>; Micheal Hahn <[mhahn@nowlan.com](mailto:mhahn@nowlan.com)>; Haller, Luke <[lhaller@winston.com](mailto:lhaller@winston.com)>

**Subject:** Corta Development Loan Request

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attorney Majerus,

I hope you are well. Per our conversation, I am requesting that the Redevelopment Authority of the City of Sheboygan (the "RDA") forebear collection on the promissory note made between the RDA and NS Retail Holdings, LLC, ("NS Retail") on December 27, 2021. The note contains a condition that the business development creates fifteen full-time positions for persons in low to moderate income households. NS Retail and Corta, my client and the developer for the project, have accomplished this goal. However, as you are aware, certain paperwork was not obtained from the tenants, Hobby Lobby and Ross.

Since we received notice of default in fall of last year, we have diligently attempted to work with Hobby Lobby and Ross to obtain the Employee Income Certification forms. Unfortunately, Hobby Lobby and Ross have not been amenable to working with us. Because of this, we would like to pursue other avenues, including without limitation, (i) work the Department of Housing and Urban Development to find alternative documentation that will fulfill the City of Sheboygan's obligations as the recipient of a Community Development Block Grant; (ii) work with Congressman Grothman's office to assist; and (iii) leverage NS Retail's connections with Hobby Lobby and Ross to get cooperation.