

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

**Wednesday, April 03, 2024**

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

**MEMBERS EXCUSED:** James Owen and Steven Harrison

**STAFF/OFFICIAL PRESENT:** Planning & Development Director Diane McGinnis-Casey and Community Development Planner Janet M Duellman

**OTHERS PRESENT:** Brion Winters via zoom, Joel Pipkorn, and Gary Gartman

**OPENING OF MEETING**

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 Flicky-Peneski called the meeting to order at 7:57 a.m.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

No committee member had a conflict of interest with any items on the agenda.

**MINUTES**

5. Approval of minute from the March 20, 2024 meeting.

Motion by Darrell Hofland, second by Deidre Martinez to approve the minutes.  
Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

6. Discussion and possible action on Special Event Permit #24 for Powerboat P1 USA LLC (Michelle Petro) to use various vacant properties on South Pier from August 8, 2024 to August 12, 2024.

*Item tabled until next meeting per Powerboat P1 request.*

7. Discussion and possible action on the proposed Pipkorn Development located on South Pier.

**Closed Session:**

Motion to convene into closed session under the exemption provided in Sec. 19.85(1)(e) Wis. Stats. for the purpose of negotiating the purchasing of public properties or conducting other specified public business, to-wit: Discussion

regarding a potential development on South Pier where competitive and bargaining reasons require a closed session.

Motion by Deidre Martinez, second by Jim Conway to convene into closed session.

Roll Call Vote:

Yea: Filicky-Peneski, Conway, Hofland, Martinez, and Messner  
Nay: None.

Motion Carried.

**Open Session:**

Motion to reconvene into open session.

Motion by Deidre Martinez, second by Jim Conway to reconvene into open session.

Roll Call Vote:

Yea: Filicky-Peneski, Conway, Hofland, Martinez, and Messner  
Nay: None.

Motion Carried.

**Discussion and possible action of closed session item.**

Brion Winters explained that in order for him to work on the condo documents with Joel Pipkorn, he would need both parties, the Redevelopment Authority and Joel Pipkorn to sign a conflict of interest agreement. He further stated that they would be two separate contracts and that Joel Pipkorn would be responsible for the condo documents.

The Redevelopment Authority would like to see Joel Pipkorn's personal finances, who his private financing is through, and to have the Short-Term Rental and no subletting clauses added to the ground lease.

Joel Pipkorn asked the committee is they would extend the Exclusive Right to Negotiate another 30 days due to the ground lease and financing taking longer than expected. Redevelopment Authority had no problem extending it another 30 days.

Motion by Jim Conway, second by Darrell Hofland to extend the Exclusive Right to Negotiate to May 8, 2024 to allow time for the ground lease to be revised to include the agreed upon language. Motion carried.

**NEXT MEETING**

8. TBD

**ADJOURN**

9. Motion to Adjourn

Motion by Darrell Hofland, second by Deidre Martinez to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 9:05 a.m.