

Community Development Authority

MINUTES

March 11, 2026

Members Present: Kathy Annen, Luke Fessler, Kurt Zimmerman (7:04 PM), Anthony Hennes, Josh Ostermann, Benjamin Tanko

Members Absent: Elizabeth Yszenga

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER.

Annen called the meeting to order at 7:01 P.M.

2. PUBLIC APPEARANCES.

There were no public appearances.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the February 11, 2026, CDA meeting.

Annen motioned to approve the minutes of the February 11, 2026, CDA. Seconded by Ostermann, motion carried 5-0.

- b. Motion to approve the minutes of the February 19, 2026 joint CDA and Plan Commission meeting.

Annen motioned to approve the minutes of the February 19, 2026, joint CDA and Plan Commission meeting with proposed amendments to business item 3a for the last sentence to read as follow: The CDA and Plan Commission reached a consensus to direct staff to prepare a Request for Proposal to update the 2017 Comprehensive Plan, including public engagement separate and specific to the East Side Plan, as one holistic project. Seconded by Fessler, motion carried 5-0.

4. BUSINESS.

- a. Discussion regarding a Tax Increment Financing Incentive Application from Ezra Properties, LLC for a commercial indoor children's playground (Well Played) located on portions of parcel 0710-273-8620-1, 0710-273-8640-1 and 0710-273-8665-1 in the vicinity of 4012-4020 Terminal Drive, Tax Increment District #6.

Bremer provided summary of the agenda item discussing the applicant's requested amount, payback period, projected property value, and proposed timeline of the project. Bremer commented on the review from Baker Tilly. The CDA discussed the payback period schedule, Baker Tilly's review on the assessment guaranteed, site location, future tenant in the building, and parking. Bremer provided ongoing clarification to questions from the CDA regarding Baker Tilly's review, TIF procedural processes, layout of the proposed plan, and future phase review of the project. Ryan Quam, Applicant and owner, was present for statements and answered questions by the CDA.

- b. Discussion regarding Tax Increment Financing Development Agreement between the Village of McFarland and Ezra Properties, LLC for 4703 Terminal Drive, Phase 2 and Phase 3 development at 4703 Terminal Drive, Tax Increment District #6.

Bremer provided summary of the agenda item discussing the previous discussion by the CDA and Village Board's comments, and subordination.

- c. Discussion regarding an amendment to the existing Tax Increment Finance Development Agreement between the Village of McFarland and Ezra Properties, LLC for Phase 1 development at 4703 Terminal Drive, Tax Increment Finance District #3.

Bremer provided summary of the current development agreement and the proposed amendments within the agreement, highlighting the new dates. Tanko inquired about the current agreement details. Bremer provided explanation of development agreement, and desired outcomes from that agreement.

- d. Discussion and action to make a recommendation to the Village Board to issue a Request for Proposals for the update to the Village's 2017 Comprehensive Plan.

Bremer provided summary on the details of the RFP, requirements under state statutes, desired outcomes within the RFP, community engagement planning, proposed steering committee as a joint body between the CDA and Plan Commission, and project timeline. Annen asked about extraterritorial lands within 1.5 miles of the current boundary. Tanko asked for clarification on current and past planning, plan types, what they are used for, and previous redevelopment plans. Bremer provided clarification and background on the questions asked.

Annen proposed amendments to the RFP on page 6, paragraph 2 starting with Items 1-3 for the last sentence; page 7, Section 4-2, and page 9-4 to include consistent language for "separate and specific". Bremer explained to the CDA members reasoning of the proposed amendments. The CDA agreed with the proposed amendments to the RFP. Annen motioned to make a recommendation to the Village Board to issue the RFP with the changes discussed. Fessler seconded. Motion carried 6-0.

5. CLOSED SESSION.

- a. Discussion and action to convene into Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified

public business whenever competitive or bargaining reasons require a closed session, specifically related to:

- 1) Tax Increment Financing Development Incentive Applications from Ezra Properties, LLC for Well Played.
- 2) Tax Increment Financing Development Agreement between the Village of McFarland and Ezra Properties for Phase 2 and Phase 3 at 4703 Terminal Drive, TID #6.
- 3) Tax Increment Financing Development Agreement #1 between the Village of McFarland and Ezra Properties LLC for Phase 1, 4703 Terminal Drive, TID #3.

Annen motioned to enter closed session, on a roll call vote motion. Ostermann seconded the motion. Motion carried 6-0. Meeting moved into closed session at 8:09 P.M.

6. RECONVENE INTO OPEN SESSION.

- a. Motion to adjourn closed session and reconvene in open session to discuss and take action on items of business discussed in closed session.

Annen motioned to adjourn the closed session and reconvene in open session on a roll call vote. Ostermann seconded the motion. Roll call vote carried 6-0. Meeting moved into open session at 8:48 P.M.

7. ACTION ON ITEMS DISCUSSED IN CLOSED SESSION.

- a. Discussion and action to make a recommendation to the Village Board regarding Tax Increment Financing Development Incentive from Ezra Properties, LLC for a commercial indoor children's playground (Well Played) located on portions of parcels 0710-273-8620-1, 0710-273-8640-1 and 0710-273-8665-1 in the vicinity of 4012-4020 Terminal Drive, Tax Increment Finance District #6

Annen motioned to recommend to the Village Board approval of Tax Increment Financing Development Incentives Application from Ezra Properties, LLC for a commercial indoor children's playground (Well Played) located on portions of parcels 0710-273-8620-1, 0710-273-8640-1 and 0710-273-8665-1 in the vicinity of 4012-4020 Terminal Drive, Tax Increment District #6. Fessler seconded the motion. In discussion, Bremer commented for Annen to include the detail regarding subordination in her amendment. Annen amended her motion to add subordination of up to 8% for Phase 2 and up to 12% for Phase 3. Fessler seconded the motion. Motion carried 6-0 for the amended motion.

Following successful motion for item 7.b., Fessler motioned to reconsider the previously approved motion for item 7.a. Annen seconded. Motion carried 6-0.

Returning to this agenda item, Annen motioned to recommend to the Village Board approval of Tax Increment Financing Development Incentives Application from Ezra Properties, LLC for a commercial indoor children's playground (Well Played) located on portions of parcels 0710-273-8620-1, 0710-273-8640-1 and 0710-273-8665-1 in the

vicinity of 4012-4020 Terminal Drive, Tax Increment District #6. Fessler seconded the motion. Motion carried 6-0.

- b. Discussion and action to make a recommendation to the Village Board regarding a Tax Increment Finance Development Agreement between the Village of McFarland and Ezra Properties, LLC for Phase 2 and Phase 3 development at 4703 Terminal Drive, Tax Increment District #6.

Annen motioned to recommend to the Village Board approval of Tax Increment Financing Development Incentive Applications from Ezra Properties, LLC for 4703 Terminal Drive, Phase 2 and Phase 3, located in Tax Increment District #6. Fessler seconded the motion. Motion carried 6-0.

Annen motioned to recommend to the Village Board approval of a Tax Increment Financing Development Agreement between the Village of McFarland and Ezra Properties, LLC for Phase 2 and Phase 3 development at 4703 Terminal Drive, TID #6. Ostermann seconded the motion. During discussion Tanko clarified that the subordination from the previous motion should have been included in this motion. Staff affirmed this was correct. Annen amended her original motion to include subordination of up to 8% for Phase 2 and up to 12% for Phase 3. Ostermann affirmed the amendment and seconded. Motion carried 6-0.

- c. Discussion and action to make a recommendation to the Village Board regarding an amendment to the existing Tax Increment Financing Development Agreement between the Village of McFarland and Ezra Properties, LLC for Phase 1 and development at 4703 Terminal Drive, Tax Increment Finance District #3.

Annen motioned to recommend to the Village Board approval of a Tax Increment Financing Development Agreement Amendment #1 between the Village of McFarland and Ezra Properties, LLC for Phase 1 development at 4703 Terminal Drive, TID #3. Ostermann seconded. Motion carried 6-0.

8. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, April 8, 2026 at 7:00 P.M. Bremer clarified that the date conflicts with Village ordinances for meetings falling on a holiday. The meeting will likely be rescheduled for Thursday April 16, 2026 at 7:00 PM. Staff will reach out individually to confirm with members for attendance.

9. ADJOURNMENT.

Annen motioned to adjourn. Hennes seconded the motion. Motion carried 6-0. Meeting adjourned at 8:54 P.M.