

## Community Development Authority

### MINUTES

**April 24, 2026**

Members Present: Kathy Annen, Luke Fessler, Kurt Zimmerman, Anthony Hennes, Josh Ostermann, Elizabeth Yszenga

Members Absent: Zachary Dixon

Staff Present: Andrew Bremer, Kong Thao

#### 1. CALL TO ORDER.

Annen called the meeting to order at 7:06 P.M.

Annen motioned for the CDA to take up agenda item 5. Closed Session and item 6. Reconvene into Open Session occur prior to returning into open session to resume the rest of the agenda items. Fessler seconded the motion. Motion carried 6-0. Agenda item 5. Closed Session and 6. Reconvene into Open Session were addressed following agenda item 1. Call to Order.

#### 2. PUBLIC APPEARANCES.

There were no public appearances.

#### 3. APPROVAL OF MINUTES.

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

Annen motioned to approve the minutes of the March 11, 2026, CDA. Seconded by Fessler, motion carried 6-0.

#### 4. BUSINESS.

- a. Discussion regarding creation of a new tax increment finance district near the intersection of Elvehjem Road and CTH AB related to the potential relocation of Bliffert Lumber.

Bremer provided summary on the agenda item discussing a series of conceptual maps that addressed the proposed district boundaries, existing features, zoning, and the proposed TID details. Bremer indicated these maps would be included in the future Project Plan for the TID as required under State Statute. No additional discussion from the CDA members.

- b. 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, comments on updates suggested by the March CDA and Plan Commission meetings drawing attention to the increased importance on public engagement strategies. The CDA was in affirmation of the changes added.

Annen motioned to recommend to the Village Board issuing a Request for Proposals for the update of the Village's 2017 Comprehensive Plan. Ostermann 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 regarding real estate and development incentive negotiations within the pre-development agreement with Elvehjem Acres LLC and Bliffert Southwest Holdings LLC for the development of a new business park.

Annen motioned to enter closed session and reconvene in open session on a roll call vote. Fessler seconded the motion. Roll call vote carried 6-0. Meeting moved into closed session at 7:13 PM.

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. Yszenga seconded the motion. Motion carried 6-0. Meeting moved into open session at 8:43 P.M. The CDA resumed the agenda with Public Appearances.

7. SCHEDULE NEXT MEETING DATE.

a. Wednesday, May 13, 2026 at 7:00 P.M.

8. ADJOURNMENT.

Annen motioned to adjourn. Hennes seconded the motion. Motion carried 6-0. Meeting adjourned at 8:58 P.M.