

## Community Development Authority

### MINUTES

**May 13, 2026**

Members Present: Kathy Annen, Luke Fessler, Kurt Zimmerman, Anthony Hennes, Josh Ostermann, Zachary Dixon

Members Absent: Elizabeth Yszenga

Staff Present: Andrew Bremer, Kong Thao

#### 1. CALL TO ORDER.

Annen called the meeting to order at 7:00 P.M.

#### 2. PUBLIC APPEARANCES.

There were no public appearances.

#### 3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the April 23, 2026, CDA meeting.

Annen motioned to approve the minutes of the April 23, 2026, CDA. Seconded by Ostermann. Motion carried 6-0.

#### 4. BUSINESS.

- a. Discussion and action to elect a Chairperson for the Community Development Authority.

Fessler motioned to elect Village Trustee Kathy Annen as the Chairperson for the Community Development Authority. Ostermann seconded the motion. Motion carried 6-0. Annen will be Chair of the CDA for the 2026-2027 Village Board year, ending April 20, 2027.

#### 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 7:03 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. Fessler seconded the motion. Motion carried 6-0. Meeting moved into open session at 7:44 P.M.

7. 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 a summary update on the agenda item before introducing Katrina Becker, of Becker Professional Services. Becker provided a presentation on the draft new tax increment finance district giving examples, explanations on tables, and answering CDA members' questions. The CDA members inquired on performance years, expenditures, and methodology. Bremer commented that this is still a draft and feedback gathered would help towards improving the quality of the proposed document.

8. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, June 10, 2026 at 7:00 P.M.

9. ADJOURNMENT.

Annen motioned to adjourn. Hennes seconded the motion. Motion carried 6-0. Meeting adjourned at 8:19 P.M.