

Community Development Authority

MINUTES

June 10, 2026

Members Present: Kathy Annen, Luke Fessler, Anthony Hennes, Josh Ostermann, Zachary Dixon (left at 7:45 PM)

Members Absent: Kurt Zimmerman, 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 May 13, 2026, CDA meeting.

Annen motioned to approve the minutes of the May 13, 2026, CDA. Seconded by Ostermann. Motion passed 5-0.

4. 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:

1) 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.

2) Tax Increment Financing Development Agreement between the Village of McFarland and Ezra Properties, LLC for Phase 1 development at 4008 and 4012 Terminal Drive, Lot 1 of CSM 17070, located in Tax Increment District #6.

Annen motioned to enter closed session on a roll call vote. Fessler seconded the motion. Roll call vote passed 5-0. Meeting moved into closed session at 7:04 PM.

5. RECONVENE INTO OPEN SESSION.

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

Annen motioned to reconvene into open session. Ostermann seconded the motion. Motion passed 5-0. Meeting moved into open session at 7:37 P.M.

6. BUSINESS

- a. Discussion and recommendation to the Village Board to approve a proposal from Core Distinction Group to complete a hotel market feasibility study.

Bremer summarized the 2019 hotel market feasibility study completed for the property that is currently 4008 and 4012 Terminal Drive. Bremer summarized the outcome of the study and timeline associated with the property owners thereafter. Ostermann commented in support of a renewed hotel market feasibility study.

Annen motioned to recommend to the Village Board approval of a proposal from Core Distinction Group to complete a hotel market feasibility study in an amount not to exceed \$15,000.00. Seconded by Ostermann. Motion passed 5-0.

- b. Discussion and recommendation to the Village Board regarding Tax Increment Financing Development Agreement between the Village of McFarland and Ezra Properties, LLC for Phase 1 development at 4008 and 4012 Terminal Drive, Lot 1 of CSM 17070, located in Tax Increment District #6.

Bremer provided a summary from the March 24, 2026 CDA meeting and the applicant's activity in between that time. Bremer commented this included tenant contract negotiation. The CDA did not have any additional comments or concerns.

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 1 development at 4008 and 4012 Terminal Drive, Lot 1 of CSM 17070, located in Tax Increment District #6. Fessler seconded the motion. Motion passed 4-0. (Dixon left at 7:45PM, a quorum of the CDA body still stands).

- c. 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 progress and changes made to the proposed TID #7's proforma, including future Village meetings and public hearing events. No additional comments from the CDA members.

8. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, July 8, 2026 at 7:00 P.M.

9. ADJOURNMENT.

Annen motioned to adjourn. Hennes seconded the motion. Motion carried 4-0. Meeting adjourned at 7:58 P.M.