

# Community Development Authority

## MINUTES

**August 13, 2025**

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

Members Absent: Benjamin Tanko

Staff Present: Andrew Bremer, Karen Knoll

### 1. CALL TO ORDER

Annen called the meeting to order at 7:03 p.m. and introduced new CDA member Josh Ostermann.

### 2. PUBLIC APPEARANCES

There were no public appearances.

### 3. APPROVAL OF MINUTES

- a. Motion to approve the minutes of the May 14, 2025 Community Development Authority meeting.

Annen moved to approve the minutes of the May 14, 2025, CDA meeting, as corrected. Tanko seconded the motion, motion carried 6-0.

### 4. BUSINESS.

- a. Discussion and action to make a recommendation to the Village Board regarding Resolution 2025-17, a resolution authorizing the Village Administrator to execute a pre-development agreement with Elvehjem Acres LLC and Bliffert Southwest Holdings LLC

Kevin Urso – 2923 Camp Leonard Road. Urso summarized for the Committee he is the owner of the Elvehjem Acres land which is under discussion tonight and the owner of Urso Builders. Urso gave a brief background of his history, his business and their development's in the Village of McFarland since 1970 and his desire to work with the Village to develop this property.

Eli Bliffert 5212 North Lake Drive, Whitefish Bay, WI – indicated he is the fifth-generation owner of Bliffert Lumber, they have been operating lumberyards in Wisconsin since the late 1800's.

Bremer gave an overview of a pre-development agreement along with the proposal with the information and the slide presentation as included in the packets, including three potential concepts for the development of the property and timeframes.

Public Comments: In person

Monica Gunderson – 5810 Main Street – spoke in favor of the project.

There were no public comments received from online attendees.

Committee members discussed the presentation.

Annen moved to make a recommendation to the Village Board regarding Resolution 2025-17, a resolution authorizing the Village Administrator to execute a pre-development agreement with Elvehjem Acres LLC and Bliffert Southwest Holdings LLC with a second by Zimmerman. Motion carried 6-0.

- b. Discussion regarding a business retention and expansion survey and outreach program. Bremer indicated this was for discussion only tonight. The Villages 2023 Economic Strategic Plan identified the importance that one of the strategies is business retention and expansion. Industry standards are existing businesses account for about 80% of a communities' economic development growth. Bremer summarized the "BRE" Business Retention and Expansion. This can include surveys, meetings, working with the Chamber and similar items. Bremer indicated in 2006 and 2011 there were surveys done, a similar type of project. The Village Board included an objective to prepare a business and retention program in its annual Strategic Plan. Bremer is looking for feedback from CDA members, is this something they would like to do. There is about \$12,000 budgeted for this. Bremer reviewed the different opportunities with this. He is not looking for a set decision but only feedback at this time. Members discussed the possibilities of this type of project, timelines, working, the possibility of working with the McFarland Chamber of Commerce, the possibility of needing a larger budget. Bremer advised there is no specific timeline, he has spoken with two consultants who could help with this type of project. Annen felt there was a consensus to move forward. Bremer indicated he would work on a rough outline for a future meeting.

## 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 acquisition of property located at 4705 Ivywood Trail within Tax Increment District #6.

Motion by Fessler and seconded by Hennes to enter closed session, on a roll call vote motion carried 6-0. Meeting moved into closed session at 8:16 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.

Motion by Annen to adjourn the closed session and reconvene in open session, seconded by Fessler, on a roll call vote motion carried 6-0. Meeting moved into open session at 8:57 p.m.

#### 7. ACTION ON ITEMS DISCUSSED IN CLOSED SESSION

- a. Discussion and action to make a recommendation to the Village Board regarding Resolution 2025-20, a resolution ratifying and approving a purchase agreement for property located at 4705 Ivywood Trail within Tax Increment District #6.

Annen moved to make a recommendation to the Village Board approval of Resolution 2025-20, a resolution ratifying and approving a purchase agreement for property located at 4705 Ivywood Trail within Tax Increment District #6. Yszenga seconded the motion carried 6-0.

#### 8. SCHEDULE NEXT MEETING DATE

- a. Wednesday September 10, 2025 at 7:00 P.M.

#### 9. ADJOURNMENT

Annen moved to adjourn. Hennes seconded the motion. Motion carried 6-0. Meeting adjourned at 9:03 p.m.