

Community Development Authority

MINUTES

December 10, 2025

Members Present: Kathy Annen, Luke Fessler, Elizabeth Yszenga, Benjamin Tanko

Members Absent: Kurt Zimmerman, Anthony Hennes, Josh Ostermann,

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 August 13, 2025 Community Development Authority meeting.

Annen motioned to approve the minutes of the August 13, 2025, CDA meeting. Fessler seconded the motion, motion carried 4-0.

- b. Motion to approve the minutes from the October 21, 2025, Joint Plan Commission and Community Development Authority meeting.

Annen motioned to approve the minutes of the October 21, 2025, Joint Plan Commission and Community Development Authority meeting. Seconded by Fessler, motion carried 4-0.

4. BUSINESS.

- a. Discussion regarding Tax Increment Financing Development Incentive Applications from Ezra Properties, LLC for 4703 Terminal Drive, Phase 2 and Phase 3, property located in Tax Increment District #6.

Bremer provided summary of the agenda item discussing the site's phases, building compositions, and recapping previous meetings held. Ryan Quam, Applicant and owner of Ezra Properties, LLC, was present to provide background on the site's development history, the life estate agreement with the seller, site challenges, and proposed timeline.

There were no public comments received from attendees or online.

The Committee's discussion included the site's challenges, details of the life state agreement with the seller, location of the filtration ponds, and relation of on-site material (soil). Quam answered any questions the Committee had while identifying various locations on the project's site map. Bremer provided a summary of the application's TIF request including \$347,000 for Phase 2 at building occupancy (November 2026) and \$585,000 for Phase 3 at building occupancy (March 2027), assessment guarantees of \$4,123,400 for Phase 2 (January 1, 2027 assessment) and \$4,761,700 for Phase 3 (January 1, 2028 assessment). Quam and the Committee discussed several line-items listed within the applicant's TIF application and proforma.

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 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.

Annen motioned to enter closed session, on a roll call vote motion. Fessler seconded the motion. Motion carried 4-0. Meeting moved into closed session at 7:53 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. Tanko seconded the motion. Roll call vote carried 4-0. Meeting moved into open session at 8:50 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 Applications from Ezra Properties, LLC for 4703 Terminal Drive, Phase 2 and Phase 3, property located in Tax Increment District #6.

Annen motioned to postpone action on Tax Increment Financing Development Incentive Applications from Ezra Properties, LLC for 4703 Terminal Drive, Phase 2 and Phase 3, property located in Tax Increment District #6 to allow the applicant time to update their application for the January 14, 2026, Community Development Authority meeting. Fessler seconded the motion. Motion carried 4-0.

8. SCHEDULE NEXT MEETING DATE.

a. Wednesday January 14, 2026 at 7:00 P.M.

9. ADJOURNMENT.

Annen motioned to adjourn. Fessler seconded the motion. Motion carried 4-0. Meeting adjourned at 8:51 P.M.