

Community Development Authority

MINUTES

January 14, 2026

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

Members Absent: Benjamin Tanko

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 December 10, 2025, Community Development Authority meeting.

Annen motioned to approve the minutes of the December 10, 2025, Community Development Authority meeting. Seconded by Fessler, motion carried 6-0.

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 summary of the proposed Phase 2 and Phase 3, and changes Ryan Quam, Applicant and owner of Ezra Properties, LLC, made to his TIF applications per the direction given from the December 10, 2025 CDA meeting. Ostermann asked about the activity of the removal of vehicles from Phase 1 and its incentive value from TID 3, and its impact to Phase 2 and Phase 3. Quam provided the CDA an update on the matter. He is working with the Life Estate Tenant to remove the outdoor vehicles.

- b. Discussion regarding a preapplication tax increment financing development incentives request by Ryan Quam for a commercial indoor children's playground located on portions of parcels 0710-273-8620-1, 071-273-8640-1 and 0710-273-8665-1 in the vicinity of 4012-4020 Terminal Drive.

Bremer provided a summary of the previous concepts discussed at the Joint CDA/Plan Commission October 21 2025 meeting. Ryan Quam presented to the CDA an updated concept plan highlighting changes to the parking arrangements, and building types. Quam spoke about the proposed indoor children's playground and this as Phase 1 of the site's project. Quam highlighted the building's features and floor layout. Nicole Bice, the potential partner looking to lease the space and operate the program, was present to provide background on Well Played, the type of programming offered, and vision for the business. Quam intends to submit an future TIF development incentive application for Phase 1 for the CDA and Village Board's consideration.

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 6-0. Meeting moved into closed session at 7:45 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. Hennes seconded the motion. Roll call vote carried 6-0. Meeting moved into open session at 8:02 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 recommend to the Village Board approval of 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. Fessler seconded the motion. Motion carried 6-0.

8. SCHEDULE NEXT MEETING DATE.

- a. Wednesday February 11, 2026 at 7:00 P.M.
- b. Tuesday, February 17, 2026 at 6:00 PM (possible joint meeting with the Plan Commission).

9. ADJOURNMENT.

Annen motioned to adjourn. Ostermann seconded the motion. Motion carried 6-0.
Meeting adjourned at 8:04 P.M.