

Community Development Authority

DRAFT MINUTES

February 11, 2026

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

Members Absent: Benjamin Tanko, Josh Ostermann

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 January 14, 2026, Community Development Authority meeting.

Annen motioned to approve the minutes of the January 14, 2026, Community Development Authority meeting. Seconded by Yszenga, motion carried 5-0.

4. BUSINESS.

- a. Discussion regarding a preapplication conceptual site plan for the potential Bliffert Lumber relocation, 6408 and 3418 Elvehjem Road.

Bremer provided summary of the agenda item discussing the comments from the January 20, 2026 Plan Commission meeting. Bremer discussed the site's layout, building uses, setback buffers, and operation of rail service. Gregg Prossen, Architect for Bliffert Team, was present for comments and questions. The CDA members discussed adjacent site properties, building layout, and remaining lands not used. The CDA was generally satisfied with the preliminary concept and the direction of the project to date.

- b. 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 the CDA members an overview of what Tax Increment Financing is, how they are established, which entities benefits, approved uses for generated increments,

the type of TID likely to be proposed with this location, and parcels included in the conceptual discussion. The CDA discussed, adjacent properties use, the applicant's use of a TID, Sperle Corners subdivision, and outlook of establishing a new TID in this area.

5. SCHEDULE NEXT MEETING DATE.

- a. Thursday, February 19, 2026 at 6:00 PM (joint meeting with Plan Commission)
- b. Wednesday, March 11, 2026 at 7:00 PM.

6. ADJOURNMENT.

Annen motioned to adjourn. Hennes seconded the motion. Motion carried 5-0. Meeting adjourned at 7:49 P.M.