



## VILLAGE OF MOUNT HOREB

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### COMMUNITY DEVELOPMENT AUTHORITY AGENDA

Wednesday, June 11, 2025 at 6:00 PM

#### MEETING MINUTES

- 1) Call to order  
Marc Schellpfeffer called the meeting to order at 6:00 PM. Members present were Todd Fritz, Ryan Czyzewski, Marc Schellpfeffer, Andy Baber & Barb Case. Ben Vondra & Heidi Koprass were absent. Also present were Village Administrator, Nic Owen & Office Assistant/Deputy Clerk, Katie Jelle.
- 2) Consent Agenda  
There were no questions or comments regarding the information provided. Motion by Czyzewski to approve the Minutes & Consent Agenda. Seconded by Fritz. All were in favor.
  - a. Consideration of May 14, 2025 Meeting Minutes
  - b. Economic Development Director's report
  - c. Mount Horeb Area School District report
  - d. Mount Horeb Area Chamber of Commerce Report
- 3) Agenda Items
  - a. Consideration of Nonprofit Partnership with JT Klein  
Owen summarized the Term Sheet and pointed out the revisions that were made. Owen has reviewed the Term Sheet with the Village Attorney & the Village Financial Advisor. No issues or concerns were found. CDA Member, Ben Vondra was not present but had sent an email stating he was in favor of Affordable Housing going forward as long as we are protected & limiting liability.  
To clear up some confusion with the Term Sheet, Kristin Fish-Peterson created a Flow Chart to explain what part the CDA would take in the ownership structure.  
Case stated that she thinks that in the future it will be helpful to put into practical application what Affordable Housing means.  
Owen asked if J.T. Klein had narrowed down what level of affordability they would be looking at.

The representative from J.T. Klein stated that they were still in discussion over the level of affordable housing. They will likely be between 30-80% AMI.

Fritz motioned to approve the Nonprofit Partnership with JT Klein. Case seconded. All members were in favor.

4) Meeting adjournment.

Czyzewski motioned to adjourn at 6:06 PM. Case seconded. Motion carried.