



VILLAGE OF MOUNT HOREB

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COMMUNITY DEVELOPMENT AUTHORITY AGENDA

Wednesday, September 10, 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, Ben Vondra, Marc Schellpfeffer, Andy Baber & Barb Case. Also present were Kristin Fish-Peterson, Village Administrator, Nic Owen & Office Assistant, Katie Jelle. Ryan Czyzewski & Heidi Kopras were absent.
- 2) Public Comments
- 3) Consent Agenda
There were no questions or comments regarding the information provided. Motion by Baber to approve the Minutes & Consent Agenda. Seconded by Fritz. All were in favor.
 - a. Consideration of August 13, 2025 Meeting Minutes
 - b. Economic Development Director's report
 - c. Mount Horeb Area School District report
 - d. Mount Horeb Area Chamber of Commerce Report
- 4) Agenda Items
Vondra made a motion to move into closed session at 6:02 PM. Case seconded. Members present for the closed session were Todd Fritz, Ben Vondra, Marc Schellpfeffer, Andy Baber & Barb Case. Also present for the closed session were Kristin Fish-Peterson, Nic Owen & Katie Jelle. Ryan Czyzewski & Heidi Kopras were absent.
 - a. Consideration of TIF Incentive Request (JT Klein). The Community Development Authority may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

- b. Reconvene into Open Session
The CDA reconvened in open session at 6:58 PM.
 - c. Recommendation on TIF Incentive Request for JT Klein
Owen stated the motion to recommend the Board approve the term sheet with JT Klein for the project contingent on Joint Review Board approving the TID plan and negotiation of the term sheet into a long-term developmental agreement for the property. Schellpfeffer moved to approve the motion. Baber seconded. All were in favor.
- 5) Meeting adjournment.
Case motioned to adjourn the meeting at 7:00 PM. Fritz seconded. All in favor.