

David DeGroot, Village President  
Rob Richardson, Chairperson  
Richard Davies, Member  
William McReynolds, Member  
Carmella Venturini, Member  
John Thorsen, Member  
Gina Cefalu-Paulick, Member

## COMMUNITY DEVELOPMENT AUTHORITY AGENDA

January 12, 2026

5:30 PM

Village Hall, Room B114 Ebe Auditorium

8811 Campus Drive, Mount Pleasant, WI 53406

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### A. CALL TO ORDER

### B. PUBLIC HEARINGS

### C. MEETING MINUTES

1. **June 23, 2025, Meeting Minutes**  
[2025-06-23\\_Minutes.docx](#)
2. **November 10, 2025, Meeting Minutes**  
[2025-11-10\\_Minutes.docx](#)

### D. OLD BUSINESS

### E. NEW BUSINESS

1. **Discussion and possible motion to convene into closed session pursuant to Wis. Stat. s. 19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; specifically:**
  - a. **To discuss negotiation strategies pertaining to a potential development agreement with Kedali America, LLC. in Tax Incremental District No. 3.**
  - b. **To discuss negotiation strategies pertaining to a potential development agreement with Northterra Real Estate Group****Reconvene into open session to consider any motions on any of the matters discussed under the closed session listed above**

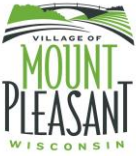
### F. PERSONS DESIRING TO BE HEARD

*Please fill out a comment form, submit the form to the staff, and wait for recognition from the Chair. State your name and address for the public record. The Community Development Authority limits comments to three minutes.*

### G. ADJOURN

*Requests for persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Administrator or Village Clerk's Office at (262) 664-7800 with as much advance notice as possible.*

**Posted: January 9, 2026 at 1:30 PM**



## COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

June 23, 2025 at 5:30 PM

Village Hall, Community Room 2

8811 Campus Drive, Mount Pleasant, WI 53406

**Staff Present:** Administrative Assistant Isabelle Gulledge

### A. CALL TO ORDER

Chair Richardson called the meeting to order at 5:30 PM. Administrative Assistant Gulledge performed roll call. Commissioner Davies, Commissioner McReynolds, Commissioner Venturini, Commissioner Thorsen, and Chairperson Richardson were present. Trustee Docksey was meeting with the Committee of the Whole. President DeGroot was excused.

### B. PUBLIC HEARINGS

The Authority did not have any public hearings on the agenda.

### C. MEETING MINUTES

#### 1. Meeting of June 9, 2025

Commissioner Thorsen moved to approve the meeting minutes with corrections. Commissioner Davies seconded the motion. The motion carried 5-0-0 with a voice vote.

### D. OLD BUSINESS

The Authority did not have any old business.

### E. NEW BUSINESS

1. **Discussion and possible motion to convene into closed session pursuant to Wis. Stat. s. 19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; specifically:**
  - a. **To discuss negotiation strategies pertaining to a potential development agreement with FRED-Spring Street HC, LLC and FRED-Spring Street Two HC, LLC**
  - b. **To discuss negotiation strategies pertaining to a potential development agreement with LEO@Mount Pleasant, LLC**

Commissioner Thorsen moved to convene into closed session. Commissioner McReynolds seconded the motion. The motion carried 5-0-0 with a roll call vote.

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*The Authority joined the Committee of the Whole in closed session, including Trustee Docksey.*

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#### 1. **Reconvene into open session to consider any motions on any of the matters discussed under the closed session listed above.**

Commissioner Thorsen moved to reconvene into open session. Commissioner Venturini seconded the motion. The motion carried 5-0-0 with a voice vote. Trustee Docksey stayed with the Committee of the Whole.

Commissioner Venturini moved to recommend approval of the development agreement with FRED-Spring Street HC, LLC and FRED-Spring Street Two HC, LLC. Commissioner Thorsen seconded the motion. The motion carried 5-0-0 with a roll call vote.

Commissioner Venturini moved to recommend approval of the development agreement with LEO@Mount Pleasant, LLC. Commissioner Thorsen seconded the motion. The motion carried 5-0-0 with a roll call vote.

### F. PERSONS DESIRING TO BE HEARD

No persons desired to be heard.

### G. ADJOURNMENT

Commissioner Venturini moved to adjourn the meeting at 6:04 PM. Commissioner McReynolds seconded the motion. The motion carried 5-0-0 with a voice vote.



## COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

November 10, 2025 at 5:30 PM  
Village Hall, Community Room 2  
8811 Campus Drive, Mount Pleasant, WI 53406

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**Staff Present:** Community Development Director Samuel Schultz

### A. CALL TO ORDER

Chair Richardson called the meeting to order at 5:30 PM. Director Schultz performed roll call. Commissioner Davies, Commissioner Venturini, Commissioner Thorsen, and Chairperson Richardson were present. President DeGroot was meeting with the Committee of the Whole.

### B. PUBLIC HEARINGS

The Authority did not have any public hearings on the agenda.

### C. MEETING MINUTES

#### 1. Meeting of June 23, 2025

Chairperson Richardson moved to table the meeting minutes to the next meeting. Commissioner Thorsen seconded the motion. The motion carried 5-0-0 with a voice vote.

### D. OLD BUSINESS

The Authority did not have any old business.

### E. NEW BUSINESS

1. **Discussion and possible motion to convene into closed session pursuant to Wis. Stat. s. 19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; specifically:**
  - a. **To discuss negotiation strategies pertaining to a potential development agreement with Shenzhen Kendali Industry Co., Ltd. in Tax Incremental District No. 3**
  - b. **To discuss negotiation strategies pertaining to a potential development agreement with MLG/HWY 20 LTD Partnership in Tax Incremental District No. 4**

Commissioner Thorsen moved to convene into closed session. Commissioner Venturini seconded the motion. The motion carried 5-0-0 with a roll call vote.

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*The Authority joined the Committee of the Whole in closed session, including President DeGroot.*

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2. **Reconvene into open session to consider any motions on any of the matters discussed under the closed session listed above.**

Commissioner Thorsen moved to reconvene into open session. Commissioner Venturini seconded the motion. The motion carried 5-0-0 with a voice vote. President DeGroot stayed with the Committee of the Whole. The Authority did not consider any motions on any of the matters discussed under the closed session.

### F. PERSONS DESIRING TO BE HEARD

No persons desired to be heard.

### G. ADJOURNMENT

Commissioner Venturini moved to adjourn the meeting at 6:10 PM. Commissioner Davies seconded the motion. The motion carried 5-0-0 with a voice vote.