

**COMMUNITY DEVELOPMENT AUTHORITY
THURSDAY, AUGUST 13, 2026 6:00 PM
DEFOREST COMMONS
120 S. STEVENSON STREET, DEFOREST, WI**

AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/86205063832?pwd=BaziaYvubKGBXnCsTvs0bbirWBAZJL.1>

Meeting ID: 862 0506 3832

Passcode: 291814

+13126266799,86205063832# US (Chicago)

- 1. Call to Order**
- 2. Roll Call**
- 3. Recitation of the Pledge of Allegiance**
- 4. Announcement**
- 5. Approval of Minutes**
 - 5.1 July 9, 2026
[cda minutes 7.9.2026](#)
- 6. Appearances****
- 7. New Business**
 - 7.1 Discussion and potential action regarding authorizing the Executive Director to effectuate one or more Certificates of Deposit.
 - 7.1.1 Presentations
 - 7.1.2 Public Appearances
 - 7.1.3 Authority Discussion and Possible Action
[memo re cd proposal](#)
 - 7.2 Discussion and potential action regarding a First Amendment to a Property Management Agreement with Gardner Millis Investments, LLC.
 - 7.2.1 Presentations
 - 7.2.2 Public Appearances
 - 7.2.3 Authority Discussion and Possible Action
[memo re property management agreement amendment](#)
[first amendment to property management agreement\(clean\)](#)
[property management agreement-gardner millis investments, llc-fully executed](#)
 - 7.3 Update regarding the Yahara Crossing development.
 - 7.3.1 Presentations
[memo re yahara crossing update](#)

7.4 Resolution 2026-504 authorizing the Executive Director to submit a grant application to the Wisconsin Economic Development Corporation through its Community Development Investment Grant Program.

7.4.1 Presentations

7.4.2 Public Appearances

7.4.3 Authority Discussion and Possible Action

[memo cdi grant](#)

[resolution 2026-504](#)

[fy26 cdi wedc grant application description_vetting doc\(20260617_cda\)](#)

7.5 Discussion and potential action regarding a request for waiver of municipal impact fees.

7.5.1 Presentations

7.5.2 Public Appearances

7.5.3 Authority Discussion and Possible Action

[memo re park fee waiver](#)

[park fee waiver request](#)

8. Reports

8.1 Housing Division

Jefferson Square Update

[Fund 930 Financials June 2026 - Jefferson Square](#)

Yahara River Housing Update

[Fund 940 Financials June 2026 - Yahara River Housing](#)

Redevelopment Update

[Fund 910 Financials June 2026 - Redevelopment](#)

Prudential Statement [LPL](#)

[Statement - June 2026](#)

9. Convene Into Closed Session

9.1. Discussion and potential action regarding an offer to purchase CDA property located at 100/104 Meadow Lane. *The Community Development Authority Board may convene into closed session pursuant to §19.85(1)(e) of the Wisconsin Statutes for the purposes of deliberating or negotiating 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. The Board may reconvene in open session and further discuss the subject matter discussed in closed session.*

[Memo re Offer to Purchase](#)

9.2 Discussion and potential action regarding a Real Estate Purchase Agreement with Attic Angel. *The Community Development Authority Board may convene into closed session pursuant to §19.85(1)(e) of the Wisconsin Statutes for the purposes of deliberating or negotiating 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. The Board may reconvene in open session and further discuss the subject matter discussed in closed session.*

[Memo re Purchase Agreement](#)

10. Reconvene Into Open Session

11. Action Resulting From Closed Session

11.1 Discussion and possible action on an offer to purchase CDA property located at 100/104 Meadow Lane.

12. Other Business (That Lawfully Comes Before the Authority)

13. Adjournment

*Please note that while the option to attend the meeting virtually is provided for convenience, it is subject to technical interruptions beyond the Village's control. In- person attendance is recommended to avoid the possibility of missing all or any part of the hearing.

**When attending meetings via Zoom, participants will be allowed to unmute and show their video when it is their time to speak during Public Appearances. When they are finished with allotted time, their microphones will be muted, and cameras turned off. It is recommended that participants wishing to speak before the CDA turn in Public Appearance form to the Village Clerk or Village Staff prior to the meeting.

Any person who has a qualifying disability as defined by the Americans With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the DeForest Village Office at 846-6751, 120 S. Stevenson Street by 2:00 p.m. the Friday prior to the meeting so that any necessary arrangements can be made to accommodate each request. Wisconsin State Statute requires all agenda's for committee, commission and Board meetings to be posted 24 hours prior to the meeting date and time. Other members of governmental bodies, committees, commissions and boards may be present to observe and gather information in regards to the agenda items as listed. The only action taken will be that of the Board members present.