

Board Present: Trustee Wishau, Trustee Weatherston, Trustee Stillman, Trustee Martin, and President Dobbs. Trustee McManus arrived at 5:25 p.m.

Absent Trustee Wanggaard were excused.

Staff/Others: Administrator Kathy Kasper, HR Manager Michelle Tucker, Finance Director Bane Thomey, Director of Public Services Anthony Bunkelman, Development Director Peter Wagner Fire Chief Jeff Henningfeld, Attorney Elaine Ekes and Attorney Alan Marcuvitz (appeared on ZOOM).

1. Call the meeting to order

President Dobbs called the meeting to order at 5:02 p.m., at the Caledonia Village Hall.

2. Review of Request from CCM-Caledonia, LLC and Cardinal Capital Management, Inc. to modify the Loan Agreement for the Water's Edge Development in TID #5

Nick Jung, General Counsel with Cardinal Capital Management has worked on the Waters Edge development in TID #5 for CCM-Caledonia, LLC. Jung explained the request for a modification to the loan agreement to be increased for additional monies; this would cover the remaining site work and predevelopment costs that were not included in the original loan.

There was discussion regarding the reassurance to the Village for the financial capacity of CCM and Cardinal Capital Management, Inc.

3. A. The VILLAGE BOARD will take up a motion to go into CLOSED SESSION, for the following purposes: pursuant to s. 19.85(1)(e), Wis. Stat., 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: specifically: (1) to discuss the request from CCM-Caledonia, LLC and Cardinal Capital Management, Inc. to modify the Loan Agreement for the Water's Edge Development in TID #5 and (2) to discuss the fee agreement between the Village and the Horton Group, Inc. for broker services for health, dental, vision and life insurance plans.

Motion by Trustee Weatherston to go into Closed Session. Seconded by Trustee Stillman.

Trustee Weatherston – aye Trustee Stillman – aye
Trustee Martin – aye Trustee Wishau – aye
President Dobbs – aye
Motion carried unanimously.

Trustee McManus arrived after the Board was already in CLOSED session.

B. The VILLAGE BOARD reserves the right to go back into OPEN SESSION, and possibly take action on the items discussed during the closed session and to move to the remaining items on the agenda and the other meetings agendas as posted.

Motion by Trustee Weatherston to go into open session. Seconded by Trustee Stillman. Motion carried unanimously.

4. Adjournment.

Motion by Trustee Stillman to adjourn. Seconded by Trustee McManus. Motion carried unanimously. Adjourned at 5:59 p.m.

Respectfully submitted,

Joslyn Hoeffert
Village Clerk