

VILLAGE OF BONDUEL  
REDEVELOPMENT AUTHORITY MEETING  
TUESDAY, JANUARY 13, 2026

Following the Pledge of Allegiance, Lisa Hughes called the meeting to order at 5:30 p.m.

Hughes read the statement regarding the posting of the meeting.

PRESENT: Sean Falk, Lisa Hughes, Brad Luepke, Lissy Kastning, Caitlin Richter, and Jesse Rankin  
Absent: Russ Gehm

AGENDA: Motion by Falk, second by Luepke, to approve the agenda as presented and to deviate from the order as necessary. Motion carried unanimously.

MINUTES: Motion by Falk, second by Richter, to approve the minutes from the December 9, 2025 RDA Meeting as presented. Motion carried unanimously.

ACKNOWLEDGEMENT OF CITIZENS AND OPEN FORUM: Kristen Fish-Peterson, Redevelopment Resources, Tim Novitski, Village Resident, and James Cleveland, WEDC, Peter Thilman, Shawano County Economic Progress, Inc, via Microsoft Teams

MUNICIPAL OPERATIONS DIRECTOR REPORT: Rankin shared that he is in the process of working on end of the year WEDC reports.

NEW BUSINESS

G1. Discussion and possible action on Downtown Business Grant Program Application for 154 N Cecil St, LK Reflections LLC

Rankin presented the Downtown Business Grant Program application for 154 N. Cecil Street, submitted by Melissa Kastning on behalf of LK Reflections LLC. Kastning recused herself from discussion and the vote. The application requests approximately \$3,943 for flooring improvements in the entryway of the beauty salon, with the work planned for completion in March 2026. The submission included photographs and an estimated quote totaling \$7,885.10, not including concrete floor preparation.

The RDA discussed the application and determined the request to be an eligible expense, noting that the applicant has already made significant improvements to the building's exterior façade and that the proposed work is to the entryway and beyond. Falk noted that the estimate includes a clause for labor and floor preparation costs, which could affect the final invoice amount.

Motion by Luepke, second by Falk, to approve the Downtown Business Grant for 154 N. Cecil Street for LK Reflections LLC in an amount not to exceed \$10,000. Motion carried unanimously.

UNFINISHED BUSINESS

H1. Discussion and possible action on Downtown Revitalization Plan.

Kristen Fish-Peterson presented the Downtown Revitalization Plan to the RDA. Kristen shared that the Redevelopment District does not match the TID District to include several key properties. The plan establishes a clear legal basis, vision, and phased roadmap to address downtown blight. It focuses on activation, adaptive reuse, business growth, and strategic investment. The Downtown Revitalization Plan is designed to leverage TID #3 and public-private partnerships to restore downtown Bonduel as an economic and social hub. Motion by Luepke, second by Richter to approve the Downtown Revitalization Plan as presented. Motion carried unanimously.

H2. Discussion and possible action on a project committee for wayfinding signs

Luepke provided an update to the Board on progress to date, including a recap of his recent email and accompanying photographs. He reported that he is currently working to enlarge the images and improve their resolution. Once complete, he plans to meet with Trent Nolan of Nolan Signs to discuss potential design options and associated costs.

The RDA discussed the number of signs needed and potential placement locations. By consensus, the Board agreed to revisit this item at the February meeting.

H3. Discussion and possible action on potential RDA Members

By consensus, the item was tabled until the next meeting due to no updates.

H3. Discussion and possible action on park greenspace naming.

By consensus, the item was tabled until the next meeting due to no updates.

H4. Discussion and possible action on next steps for downtown district and properties.

Rankin reported that he continues to work with Keith Block on the Block Building project and that they are meeting with local contractors to obtain additional project cost estimates.

Rankin further reported that the first vacant building inspection warrant has been executed and the building has been inspected. He is currently awaiting the signing and execution of the remaining inspection warrants.

Committee Member Comments and Agenda Items to be considered for future meeting:

Motion by Luepke, second by Hughes to adjourn. Motion carried unanimously. Meeting adjourned at 6:08 p.m.

Respectfully submitted,  
Jennifer Falk, Deputy Clerk