VILLAGE OF BONDUEL
REDEVELOPMENT AUTHORITY MEETING
TUESDAY, SEPTEMBER 15, 2026

Following the Pledge of Allegiance, Chairman Russ Gehm called the meeting to order at 5:30 p.m.

Gehm read the statement regarding the posting of the meeting.

PRESENT: Sean Falk, Russ Gehm, Lisa Hughes, Lissy Kastning, and Brad Luepke.
Excused: Caitlin Richter.

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 Luepke, to approve the minutes from the August 4, 2026, RDA Meeting as presented. Motion carried unanimously.

ACKNOWLEDGEMENT OF CITIZENS AND OPEN FORUM: Jesse Rankin, Director of Municipal Operations.

MUNICIPAL OPERATIONS DIRECTOR REPORT: Rankin shared that the Wisconsin Economic Development Corporation has opened the next round of Small Business Development Grant (SBDG) funds. With the initial SBDG funds nearly depleted, Rankin would like to apply for another grant. More businesses are recognizing the improvements that can be made to their properties with these funds, and another grant would help fulfill additional requests.
The appraisal of the Block Building has been completed and will be discussed at the next meeting.

NEW BUSINESS
H1. Discussion and possible action on Downtown Business Grant Program reimbursement request for 235 S Cecil St., Griesbach Chiropractic. Griesbach Solutions has completed the repaving of its parking lot. The paid invoice and all necessary documentation have been received for reimbursement. The original amount requested was $10,000.00, with the final project cost totaling $7,740.00. Motion by Luepke, second by Hughes, to approve the reimbursement request for 235 S Cecil Street in the amount of $7,740.00. Motion carried unanimously.

H2. Discussion and possible action on Downtown Business Grant Program reimbursement request for 109 N Cecil St., Good Vibes Bar & Grill. Good Vibes Bar & Grill has completed the painting of its building. The paid invoice and all necessary documentation have been received for its third and final reimbursement request in the amount of $3,237.50. Motion by Falk, second by Kastning, to approve the final reimbursement request for 109 N. Cecil Street in the amount of $3,237.50. Motion carried unanimously.

H3. Discussion and possible action on Downtown Business Grant Program Balance and Deadlines. The RDA reviewed the program balance and award spreadsheet. As of the meeting, $86,811.73 has been awarded to area businesses. Bonduel Auto has not completed any work to date, and the grant completion deadline has expired. A letter was sent to Bonduel Auto, and Rankin also met with them personally. At this time, the contractor they secured has withdrawn from the project, and Bonduel Auto does not have another contractor in place to complete the proposed work. Several other applicants are currently requesting grant funds. The RDA has $18,525.51 remaining to award. If the funds allocated to Bonduel Auto are included, a total of $24,075.51 would be available. Based on the current number of applicants, there will not be sufficient funds to award grants to all applicants. Applications were accepted on a first-come, first-served basis. Luepke made a motion, seconded by Falk, to withdraw the funds from Bonduel Auto's project due to the expiration of the grant completion deadline and to inform Bonduel Auto that they may reapply once they have obtained a new quote. Motion carried unanimously.

H4. Discussion and possible action on Downtown Business Grant Program Application for 106 N Cecil St., AgSource Laboratories. AgSource Laboratories submitted a grant application to upgrade the façade of its building at 106 N. Cecil Street. The proposed improvements include new siding, insulation, doors, and windows. The estimated project cost is $24,620, with AgSource Laboratories requesting $10,000 from the Small Business Development Grant. The RDA reviewed the project and the submitted quotes. Motion by Hughes, second by Kastning, to approve the grant application for 106 N Cecil Street in the amount of $10,000. Motion carried unanimously.

Russ Gehm excused himself from Agenda Item H5 and requested that another RDA member facilitate the meeting during consideration of this agenda item. Luepke continued with the agenda item.

H5. Discussion and possible action on Downtown Business Grant Program Application for 117 N Cecil St., Gehm's Club 117. Gehm's Club 117 submitted a grant application for improvements to the subfloor and flooring at 117 N. Cecil Street. The proposed improvements include removal of the existing flooring, reinforcement of the subfloor, and replacement of all floor coverings. The estimated project cost is $22,309, with Gehm's Club 117 requesting $10,000 through the Small Business Development Grant program. The RDA reviewed the project proposal and submitted quotes. Motion by Hughes, second by Falk, to approve the grant application for 117 N. Cecil Street in the amount of $10,000. Motion carried. Gehm abstained from the vote.

H6. Discussion and possible action on Downtown Business Grant Program Application for 134 N First St., Bonduel Laundromat. The Bonduel Laundromat submitted a grant application for improvements to the interior and exterior façade, as well as new signage, at 134 N. First

Street. Proposed improvements include painting the exterior, cleaning the concrete, replacing gutters and downspouts, repainting the interior, and installing new lighting. The estimated project cost is $10,904, with the laundromat requesting $5,423 through the Small Business Development Grant Program. The RDA reviewed the project proposal and submitted quotes. Following the issuance of the last two grant requests, the remaining available funds are $4,075.51. Motion by Hughes, second by Kastning, to award the Bonduel Laundromat the remaining available funds of $4,075.51, with up to the full requested amount of $5,423 if additional funds remain available after completed projects. Motion carried unanimously.

H7. Discussion and possible action on Downtown Business Grant Program Application for 104 N Second St., Bear Cubs Childcare & Learning Center. Bear Cubs Childcare & Learning Center submitted a grant application requesting $10,000 through the Small Business Development Grant (SBDG) program for interior improvements at 104 N. Second Street. The proposed improvements include updating the bathrooms and painting the interior. The total estimated project cost is $21,162. Unfortunately, Bear Cubs' application was the last application received, and all SBDG funds have already been allocated. The RDA discussed the possibility of providing funding to Bear Cubs if another approved project does not move forward or if additional funds become available. Motion by Hughes, second by Luepke, to deny the application due to all SBDG funds being depleted, with the application to be revisited if other grant funds become available. Motion carried unanimously.

H8. Discussion and possible action on Downtown Business Grant Program reimbursement request for 112 W Mill St., Katie Jane Interiors. Katie Jane Interiors & Mill St. Customs have completed the renovations to the building at 112 W Mill Street. The paid invoice and documentation have been received for the reimbursement request in the amount of $10,000. Motion by Hughes, second by Kastning, to approve the full reimbursement request for 112 W Mill Street in the amount of $10,000. Motion carried unanimously.

UNFINISHED BUSINESS

I1. Discussion on potential RDA members. By consensus the RDA agreed to move the agenda item to the next meeting.

Motion by Luepke, second by Hughes to adjourn. Motion carried unanimously. Meeting adjourned at 6:03 p.m.

Respectfully submitted,
Michelle Maroszek, Village Clerk