

JEFFERSON COUNTY ECONOMIC DEVELOPMENT CONSORTIUM (JCEDC) & THRIVE ED BOARD AGENDA

Thursday, August 28, 2025

8:30 a.m. – 10:00

**Jefferson County Courthouse, 311 S Center Avenue, Room C2063, Jefferson, WI 53549
and via Teams**

***REVISED AGENDA**

[Join the meeting now](#)

Meeting ID: 253 949 971 839 0

Passcode: XU9ML6QV

Board Members – Jefferson County Economic Development Consortium (JCEDC)

Rebecca Houseman - City of Fort Atkinson, Drake Daily– City of Lake Mills, Timothy Freitag – City of Jefferson, Jeanne Ritter – City of Waterloo, Robert Stocks – City of Watertown, Mason Becker – City of Whitewater, Brian Kreklau– Village of Cambridge, Kyle Ellefson - Village of Johnson Creek, Angela Petruska – Village of Palmyra, County Supervisor Bruce Degner, County Supervisor Amanda Truax, County Supervisor Karl Zarling

Board Members – ThriveED

David Schroeder, Kevin Kaufman, Casey Malesevich, Tom Dehnert, Scott Lausten, Don Lunak, Sr., Matt Mauthe, Andy Nelson, Kevin Paynter, Nate Salas, Stewart Wangard, Rebecca Houseman, Everett Butzine, Elizabeth Thelen, Ben Wehmeier, Kellie Karpinski, Richard Keddington, Shawna Marquardt, James Nelson, Michael Luckey

- I. Call To Order
- II. Roll (Establish a quorum)
- III. Certificate of Compliance with Open Meeting Laws
- IV. Approval of Agenda – August 28, 2025
- V. Approval of JCEDC/ThriveED Minutes – June 12, 2025
- VI. Public Comment – Members of the public who wish to address the board on specific agenda items must register their request at this time.
- VII. JCEDC/ThriveED Reports
 - a. Administration
 - i. Finances
 1. Discussion and Approval of Finance Reports for JCEDC
 - a. Revised Report Format
 - b. Jefferson County Budget
 - c. WHEDA Grant Application
 2. Discussion and Approval of Finance Reports for ThriveED
 - ii. Report: ThriveED Insurance
 - iii. Discussion: Bylaws Update
 - iv. Discussion: ThriveED Election & Appointment to Vacant Seat
 - v. Report: ThriveED Investor Campaign
 1. New Investors
 - a. Mortenson Construction
 - b. Farmers & Merchants Bank
 - vi. Report: Executive Committee Approval of Resolution for ThriveED to Borrow for LLDF
 1. Ixonia Bank
 2. Premier Bank
 - b. Thriving Business
 - i. Presentation: Opportunity Pipeline
 - c. Placemaking
 - i. Report: Housing Committee
 - ii. Report: Live Local Development Fund (LLDF)
 1. Investors
 - a. Premier Bank
 2. Loan Closings
 - a. Horizon – Lumin Terrace
 - b. Pipeline
 - iii. Report: Groundbreakings
 1. Ridgeview Lofts – Fort Atkinson
 2. Pleasant Park – Johnson Creek
 3. Lumin Terrace - Watertown

- d. Workforce Participation
 - i. No Business
- e. Strategic Support, Awareness & Advancement
 - i. Discussion: Conversations with ThriveED
 - ii. Report: Recent Presentations / Community Involvement
 - 1. Habitat for Humanity Gala
 - 2. WEDA Golf Outing
 - 3. Tour of FAB Campus with Scott Fitzgerald
 - 4. Presentation to Watertown Common Council
 - 5. MadREP Adaptive Reuse Event
 - 6. Jefferson County Chamber Exec Meeting
 - 7. Habitat for Humanity – Watertown Land Closing
 - 8. Habitat for Humanity Board Meeting
 - 9. JASWI
 - 10. WI Rural Partners Executive Committee – Treasurer
 - 11. GEA Conference (Supplier for food and beverage and pharmaceutical sectors)
 - 12. NAIOP Public Policy Committee
 - 13. Sauk County EDC Meeting
 - 14. Watertown ED 101
 - 15. 2025 Nonprofit Excellence Awards – GWCHF Award Winner
 - 16. WEDA Membership Committee
 - 17. WEDC Rural Housing Community of Practice
 - 18. BizTimes Media – Woman Executive of the Year Award
 - 19. Thriving Communities Meeting
 - iii. Community Discussion
 - 1. JCEDC board members are encouraged to share a brief update about their community, initiatives and/or challenges
 - iv. Thrive Board Discussion
 - 1. Thrive board members are encouraged to share a brief update about their company, initiatives and/or challenges
- f. General Updates
 - i. Upcoming Events
 - 1. September 17-18, 2025 – Food Finance Forum & Expo
 - 2. September 21 – 22, 2025 – Presentation to Wisconsin Counties Association w/ GWCHF
 - 3. July 23, 2025, 3pm – MadREP Adaptive Reuse Event
 - 4. October 8, 2025, 7:30am – 1pm – Wisconsin Rural Partners Small Community Forum: Hustisford
 - 5. October 10, 2025 – Lake Mills Legion Block Party
 - 6. October 22-23, 2025 – Presentation to Wisconsin Philanthropy Network w/ GWCHF
 - 7. November 12, 2025, 4-5:30pm – Conversations with ThriveED at Milford Hills, Sponsored by WDS Construction

VIII. Adjournment.

Our Vision Statement is: JCEDC / ThriveED will lead change necessary to support economic growth in Greater Jefferson County that results in healthy, thriving, and growing communities.

Our Mission Statement is: JCEDC / ThriveED will engage the public and private sectors in actions focused on attracting and supporting business growth that benefits the residents and communities in the Greater Jefferson County area.