

**Jefferson County Economic Development Consortium (JCEDC) and ThriveED
Board of Directors Meeting
December 18, 2025 – Meeting held in person and via Zoom.**

Minutes Approved

02/23/2026

Meeting ID: 253-949-971-839-0
Passcode: XU9ML6QV

Board Members - 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, Lucy Peterson – 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

Kevin Kaufman, Nate Salas, Tom Dehnert, Everett Butzine, Jason Culotta, Scott Lausten, Don Lunak, Casey Malesevich, Matt Mauthe, Kyle Neitzel, Andy Nelson, Jim Nelson, Kevin Paynter, David Schroeder, Stewart Wangard, Josh Patterson, Rebecca Houseman, Elizabeth Thelen, Kelly Karpinski, Richard Keddington, Shawana Marquardt, Ben Wehmeier, Michael Luckey

I. Call to Order - Meeting called to order at 8:32 am

II. Roll Call – Quorum Established

- JCEDC Board Members Present:
Rebecca Houseman-City of Fort Atkinson, Tim Freitag-City of Jefferson, Drake Daily-City of Lake Mills, Jeanne Ritter,-City of Waterloo, Mason Becker – City of Whitewater Kyle Ellefson – Village of Johnson Creek, County Supervisor Bruce Degner, County Supervisor Amanda Truax, Supervisor Karl Zarling
- ThriveED Board Members Present
Kevin Kaufman, Tom Dehnert, Jason Culotta, Casey Malesevich, Shawna Marquardt, Kyle Neitzel, Andy Nelson, Jim Nelson, Kevin Paynter, Nate Salas, Stewart Wangard ,Ben Wehmeier, Rebecca Houseman, Mason Becker, Michael Luckey, Elizabeth Thelen, Josh Patterson
- Staff Present: Emily Clavette, Julie Olver, Deb Reinbold, RoxAnne Witte
- Others Present: David Werning

III. Certification of compliance with Open Meeting Law Requirements

Staff certified compliance with the Open Meetings Law Requirements.

IV. Approval of Agenda

Becker/Wehmeier moved to approve agenda for December 18, 2025 as presented. Motion carried.

V. Approval of Minutes

Becker/Salas moved to approve June 12, 2025 JCEDC & ThriveED minutes as printed. Motion carried.

VI. Public Comments – None

VII. Recognize Outgoing Board Members

The board recognized outgoing members David Schroeder, Matt Mauthe, and Everett Butzine and thanked them for their many years of dedicated service and commitment to the organization.

VIII. Staff Recognition

RoxAnne Witte was recognized for her many years of dedicated service to the department and will be retiring from Jefferson County in the spring of 2026.

IX. Discussion and Approval of 2026-2027 Officers

Wehmeier/A Nelson moved to officially approve the following slate of officers for 2026-2027 – Chairperson – Kevin Kaufman, Vice Chairperson – Nate Salas, and Secretary/Treasurer – Tom Dehnert. Motion carried.

X. JCEDC/ThriveED Reports

a. Administration

i. Finances

1. Discussion and Approval of Finance Reports for JCEDC

Houseman/Becker moved to approve the JCEDC Finance Report as presented. Motion carried.

2. Discussion and Approve of Finance Reports for ThriveED

Salas/Wehmeier moved to approve ThriveED Finance Reports as presented. Motion carried.

3. Discussion and Approval of 2026 ThriveED Budget

Clavette presented the 2026 ThriveED Budget for approval. Wangard/Salas moved to approve the 2026 ThriveED Budget as presented. Motion carried.

- ii. **ThriveED Insurance**
Clavette updated the board on the insurance policies that were purchased from Roberson Insurance for Thrive. No action taken.
 - iii. **Report: Glacial Heritage Development Partnership Name Change**
Reinbold reported that paperwork has been filed to change the name of the organization from Glacial Heritage Development Partnership to Thrive Economic Development Inc. No action taken.
 - iv. **Report: MadREP Dissolution**
Reinbold updated the board on the dissolution of MadREP; noting that all regional economic development responsibilities will be assumed by the Greater Madison Chamber of Commerce. No action taken.
 - v. **Discussion and Approval of ThriveED Appointment: David Werning, General Manager for Loos Homes and Director of Land Development for Greinar LLC.**
Wehmeier/Wangard moved to appoint David Werning – Loos Homes as a voting member of the ThriveED Board of Directors. Motion Carried.
 - vi. **Report: ThriveED Investor Campaign**
Reinbold informed the board that Loos Homes, MSI General, and American Construction Services have joined the organization as its newest investors. No action taken.
- b. **Thriving Business**
- i. **Presentation: Opportunity Pipeline**
Reinbold gave an update on projects in the Opportunity Pipeline. No action taken.
 - ii. **Report: Jefferson County Revolving Loan Fund (JC RLF)**
Clavette facilitated a discussion regarding the JC RLF Program Overview and Lending Guidelines that have been adopted, as well as the program's future direction. No action taken.
- c. **Placemaking**
- i. **Report: Housing Committee**
Zarling/Reinbold updated the board on county discussion/meeting participation regarding efforts to educate communities on available housing resources and the overall housing needs of the county. No action taken.
 - ii. **Report Live Local Development Fund (LLDF)**
Clavette updated the board on the LLDF program and informed that board that Jefferson County will be managing the funds for the program with all applications going through ThriveED for the approval process. No action taken.
 - iii. **Report: Groundbreakings & Ribbon Cuttings.**
Staff attended groundbreakings/ribbon cuttings at College Park in Watertown, YMCA in Watertown, and Fort Healthcare in Fort Atkinson. No action taken.
- d. **Workforce Participation**
- i. **Report: Make My Move**
Luckey/Reinbold updated the board on the application that will be submitted to WEDC as part of their talent recruitment grant program to attract new residents to Wisconsin. No action taken.
- e. **Strategic Support, Awareness and Advancement Trust & Partnerships**
- i. **Report: Milwaukee Business Journal**
Reinbold updated the board on ongoing conversations she has been having with them. No action taken.
 - ii. **Discussion: Conversations with ThriveED**
Discussion was held on attendance and future dates/times of these events. No action taken.
 - iii. **Report: Recent Presentations/Community Involvement.**
Staff attended the following meetings and gave presentations as requested – GWCHF Anniversary Interview, Food Finance Forum & Expo, Enactus Sendoff, Wisconsin Counties Association Conference, Every Child Thrives Transformation Council, I-94 Expansion Meeting, MadREP Regional Collaboration Committee Meeting, Wisconsin Rural Partners – Small Community Forum, Lake Mills Legion Block Party, Chancellor's Community Advisory Council, - UW Whitewater, WEDC- Rural Housing Community Meeting, Statewide Conference on Philanthropy, Rural Rally – Fort Tailgate, BizTimes Gratitude Gathering, GWCHF Youth Wellbeing Summit, Waukesha County Business Alliance Econ Dev Presentation, WHEDA Conference, Lake Mills Library Fundraising, Loos Homes Listening Session. No action taken.
 - iii. **Community Discussion**
JCEDC - Updates were given on community initiatives, current project, and challenges. No action taken.
ThriveED - Updates were given on business activity, initiatives, and challenges. No action taken.
- f. **General Updates**
- i. **Upcoming Events**
January 22, 2026 – Executive Committee Meeting
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January 28-30, 2026 – WEDA Governor's Conference
February 11, 2024, 4:00 pm – Conversations with ThriveED – location TBD
February 26, 2026, 8:30 – 10:00 am – JCEDC/ThriveED Board of Directors Meeting
March 26, 2026, 8:30 – 10:00 am – JCEDC/ThriveED Education Session
April 21, 2026, 2:00 pm – Thrive Leaders and Legends Celebration
April 23, 2026, 8:30 – 10:30 am – JCEDC/ThriveED Board of Directors Meeting
April 20-30, 2026 – Wisconsin Rural Partners Summit – Prairie du Chien
May 28, 2026 – Executive Committee
June 13, 2026 – Habitat for Humanity Gala

XI. Adjournment

There being no further business to come before the JCEDC or ThriveED board for consideration at this time Dehnert/Thelen moved to adjourn. The meeting adjourned at 10:07 am.

Minutes prepared by:
RoxAnne L. Witte