



MEETING MINUTES – VILLAGE BOARD (Special)

Date/Time: Wednesday October 1st 2025 (6:00 P.M.)

Location: Hobart Village Office (2990 South Pine Tree Road)

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call. The meeting was called to order by Rich Heidel at 6:00 pm. Dave Dillenburg, Vanya Koepke, Melissa Tanke, Tammy Zittlow, and Rich Heidel were present.
2. Certification of the open meeting law agenda requirements and approval of the agenda - ACTION: To certify the open meeting law agenda requirements and approve the agenda. MOTION: Koepke SECOND: Zittlow. VOICE VOTE: 5-0.
3. Pledge of Allegiance - Those present recited the Pledge of Allegiance.

4. NEW BUSINESS

A. DISCUSSION AND ACTION – Proposed Hobart Municipal Center

The Village has an opportunity to purchase approximately 7-8 acres of the current Joe DeNoble Sewer & Water Construction property (774 West Adam Drive), including the existing buildings, for \$6.2 million, with the Village taking possession in July 2028. The property would be used for a new law enforcement center (construction in 2028), a new Village Office (2028-29), and a new Public Works facility (early 2030s).

ACTION: To suspend the rules of regular meeting order. MOTION: Heidel SECOND: Koepke. VOICE VOTE: 5-0.

Appearing before the board:

Jeffrey Koehler, 3752 N. Overland, via email

Al Sprague, 1294 S. Sedona Cir

Don Saben, 1096 Heyerdahl Heights

Brian Pavlovich, 1329 Lear Ln

ACTION: To return to the rules of regular meeting order. MOTION: Heidel SECOND: Zittlow. VOICE VOTE: 5-0.

ACTION: To proceed with the Real Estate Purchase and Sales Agreement with JDSW LLC, and notify the owners of said LLC that no contingencies exist that would prevent the contract from being executed. MOTION: Heidel SECOND: Koepke. ROLL CALL VOTE: 5-0.

ACTION: To recess prior to going into closed session (7:18 PM). MOTION: Heidel SECOND: Dillenburg. VOICE VOTE: 5-0.

B. ADJOURN to CLOSED SESSION (7:56 PM): ACTION: to go into closed session under Wisconsin State Statute 19.85 (1) (e): 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 RE: /TID Projects/Development Agreements. MOTION: Heidel SECOND: Zittlow. ROLL CALL VOTE: 5-0.

C. CONVENE into open session (8:40 PM) MOTION: Tanke SECOND: Zittlow. ROLL CALL VOTE: 5-0.

D. ACTION from closed session – ACTION: To approve a Land Option for HB-3261 (1.043 acres) with Bay Ridge Investments LLC
MOTION: Heidel SECOND: Koepke. ROLL CALL VOTE: 5-0.

5. ADJOURN (8:41 PM) – MOTION: Heidel SECOND: Zittlow. VOICE VOTE: 5-0.

Respectfully submitted by Lisa Vanden Heuvel, Village Clerk