



Town of Rome
Nekoosa, WI 54457
www.romewi.gov

AGENDA TOWN OF ROME COMMUNITY DEVELOPMENT AUTHORITY

THURSDAY, AUGUST 27, 2026

3:00 P.M.

**ROME MUNICIPAL BUILDING
1156 Alpine Drive
Nekoosa, WI 54457**

1. Call to Order
2. Roll Call
3. Certify Posting of Meeting
4. Approve the Agenda
5. Citizen Comments – During the Citizen Comment period of the agenda the Community Development Authority Committee welcomes comments from any town resident, not a member of the Community Development Authority Committee, on any item not on the agenda. Please know that pursuant to State law the Community Development Authority Committee cannot engage in conversation with you but may ask questions. The Community Development Authority Committee may refer the item to staff, a standing committee or a future board agenda for discussion and action. Each person wishing to speak will have up to 3 minutes to speak. Speakers are asked to submit a card to the Chair providing their name, address and topic for discussion.

The Community Development Authority Committee will also take comments from the public on agenda items as called by the Chair, but not during Citizen Comment. Please note that once the Community Development Authority Committee begins discussion on an agenda item no further comment will be allowed from the public on that issue.

NO ACTION CONTEMPLATED EXCEPT POSSIBLE REFERRAL TO FUTURE AGENDA:

6. Information Updates, Meeting Recaps, Recent Correspondence, Current Events, Announcements
7. Sub-Committee, Department Head Reports
 - Parks & Recreation Committee
 - Plan Commission
 - Rome Town Center
 - WEDC-Connect Communities

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

8. Discussion and possible action – Approval of the August 6, 2026 meeting minutes
9. Discussion only – Review of introductory pitch for Wine Bar & Retail Space

10. The Community Development Authority may go into closed session pursuant to Wis. Stat. Section 19.85(1)(e) for deliberating or negotiating the purchase of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider a Commercial and Senior Housing Development Offer to Purchase
11. The Community Development Authority reserves the right to enter into open session authorized by Wis. Stat. 19.83(2) to possibly take action from the closed Session and continue with the agenda.
12. Discussion and possible action – Commercial and Senior Housing Development Offer to Purchase

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

13. Next agenda items
14. Next meeting date and time

ADJOURNMENT

“Speak Your Peace” Commitment – A reminder that the Town Board Members have adopted the Nine Tools of Civility which commits the Board Members and Public to be mindful of how we treat each other at meetings.

Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. The Community Development Authority Committee may take action on any item on the agenda. It is possible that the members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the Community Development Authority Committee. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Wendy Newsom, Town Clerk, at 1156 Alpine Drive, Nekoosa, WI 54457, ph. 715-325-8046.

***Positively applying the tools of government to serve and protect our people,
strengthen our community and promote prosperity.***



Town of Rome
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MINUTES TOWN OF ROME COMMUNITY DEVELOPMENT AUTHORITY

THURSDAY, AUGUST 6, 2026

3:00 P.M.

1. Call to Order

Chairwoman Seavecki called the meeting to order at 3:01 p.m.

2. Roll Call

CDA Members Present: Tiffany Seavecki, Mark Lake, Heather Dalton, and Carl Hasdal

Excused: Mark Samelstad

Also present: Zoning Administrator, Emily Arndt and Deputy Clerk/Treasurer, Taylor Owczynsky

3. Certify Posting of Meeting

Taylor Owczynsky certified that on, Friday, July 31, 2026 the agenda for the Town of Rome Community Development Authority meeting for Thursday, August 6, 2026 was posted at:

<i>Posted at the Rome Town Hall</i>	<i>10:05 a.m.</i>
<i>Posted at Kwik Trip, LLC</i>	<i>10:14 a.m.</i>
<i>Posted at Nekoosa Port Edwards State Bank</i>	<i>10:19 a.m.</i>
<i>Emailed to the Wisconsin Rapids Tribune</i>	<i>1:09 p.m.</i>

4. Approve the Agenda

Motion by Dalton/Lake to approve the agenda. Motion carried.

5. Citizen Comments – During the Citizen Comment period of the agenda the Community Development Authority Committee welcomes comments from any town resident, not a member of the Community Development Authority Committee, on any item not on the agenda. Please know that pursuant to State law the Community Development Authority Committee cannot engage in conversation with you but may ask questions. The Community Development Authority Committee may refer the item to staff, a standing committee or a future board agenda for discussion and action. Each person wishing to speak will have up to 3 minutes to speak. Speakers are asked to submit a card to the Chair providing their name, address and topic for discussion.

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No citizen comments received.

NO ACTION CONTEMPLATED EXCEPT POSSIBLE REFERRAL TO FUTURE AGENDA:

6. Information Updates, Meeting Recaps, Recent Correspondence, Current Events, Announcements

No updates given.

7. Sub-Committee, Department Head Reports

➤ Parks & Recreation Committee

Deputy Clerk/Treasurer, Taylor Owczynsky gave an update on the recent Parks & Recreation Committee's activities. She explained that the Committee is currently working on a shade structure project within the Rome Town Center, by the bandshell. She also mentioned that they are exploring options for possibly adding outdoor learning equipment at Walden Park. She also mentioned that the Town is a member of the "Monarch City, USA Program", and the Committee is going to look into ways to promote this initiative.

➤ Plan Commission

Zoning Administrator, Emily Arndt gave an update in regards to the Plan Commission's upcoming agenda. She mentioned that next week's meeting will have a couple site plan/plan of operations, a final plat and discussion regarding updating the sign ordinance.

➤ Rome Town Center

Chairwoman Seavecki gave an update that the RTC Sub-Committee is currently working on updating the Master Plan and Rome Town Center Ordinances.

➤ WEDC-Connect Communities

Zoning Administrator Emily Arndt indicated that there is no current update and that we are just waiting on the updated contract.

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

8. Discussion and possible action – Approval of the June 4, 2026 meeting minutes

Motion by Hasdal/Lake for the approval of the June 4, 2026 meeting minutes. Motion carried.

9. Discussion and possible action – Appointment of one (1) CDA member to the Comprehensive Plan Sub-Committee

Arndt gave an update on what being a member of the committee entails.

Discussion regarding the committee. Decision to appoint Gary Schlosser to the Comprehensive Plan Sub-Committee.

10. The Community Development Authority may go into closed session pursuant to Wis. Stat. Section 19.85(1)(e) for deliberating or negotiating the purchase of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider a Commercial and Senior Housing Development Offer to Purchase

Motion at 3:12 p.m. by Dalton/Lake to go into closed session pursuant to Wis. Stat. Section 19.85(1)(e) for deliberating or negotiating the purchase of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider a Commercial and Senior Housing Development Offer to Purchase. Motion carried by unanimous roll call vote.

Community Development Authority exited closed session at 4:03 p.m.

11. The Community Development Authority reserves the right to enter into open session authorized by Wis. Stat. 19.83(2) to possibly take action from the closed Session and continue with the agenda.

Motion 4:04 p.m. by Lake/Samelstad to enter into open session authorized by Wis. Stat. 19.83(2) to possibly take action from the closed Session and continue with the agenda. Motion carried by unanimous roll call vote.

12. Discussion and possible action – Commercial and Senior Housing Development Offer to Purchase

Motion by Lake/Dalton to table this item until the next meeting. Motion carried.

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

13. Next agenda items

- *Developers Agreement/Offer to Purchase - Closed Session*

14. Next meeting date and time

August 27, 2026 at 3:00 p.m.

ADJOURNMENT

Motion by Lake/Schlosser to adjourn at 4:08 p.m. Motion carried.

Respectfully submitted,

Taylor Owczynsky

Taylor Owczynsky
Deputy Clerk/Treasurer