

Village of Mukwonago

**MINUTES OF THE SPECIAL AMENDED VILLAGE BOARD MEETING
WEDNESDAY, JANUARY 7, 2026**

Time: 6:00 PM

Place: Mukwonago Municipal Building / Board Room
440 River Crest Court, Mukwonago, WI 53149

Call to Order

President Winchowky called the meeting to order at 5:57 p.m.

Roll Call

Present: Brill, D. Johnson, K. Johnson, Meiners, Porter, Reeves, and President Winchowky

Absent: None

Comments from the Public

None

Closed Session

Closed session pursuant to Wis. Stats § 19.85 (1) (g) (Conferring with legal counsel who either orally or in writing will advise governmental body on strategy to be adopted with respect to current or likely litigation) and pursuant to Wis. Stats. § 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) concerning 301 Main Street

and

pursuant to Wis. Stats. § 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) for negotiation with the Guarantee Developer Agreement for MUKV 1963996005 & MUKV1963996006

Motion to Meiners convene the Village Board into Closed Session, second by D. Johnson.

Motion carried on a roll call vote 7-0. The meeting convened into Closed Session at 5:59 p.m.

Reconvene into Open Session

Motion to reconvene into open session pursuant to Wis. Stats. §19.85(2) for possible discussion and/or action concerning any matter discussed in closed session

Motion to Meiners reconvene the Village Board into Open Session, second by D. Johnson.

Motion carried on a roll call vote 7-0. The meeting reconvened into Open Session at 7:32 p.m.

Motion by Meiners to authorize Attorney Blum to approach EloveCoffee, LLC regarding an offer to purchase 301 Main St based on the terms presented in the Closed Session, second by K. Johnson. Motion carried on a roll call vote 6-1, with Porter voting no.

Motion by Meiners to approve the Guarantee Developer Agreement as amended based on the terms presented in Closed Session, second by K. Reeves. Motion carried 7-0.

Adjournment

Meeting adjourned at 7:36 p.m.