

**RBF, Inc. Board of Directors Meeting**  
**Wednesday, June 11, 2025**  
**OPEN SESSION MINUTES**

**Board Members present:** Clark Yolitz, Deb Chilson, Aaron Sundeen, Aaron Mork, Jim Schmidt, Dan Lytle, Pam Fall

**Board Members absent:** Mai Xiong, Rebecca Reinhart

**Staff present:** Tobi LeMahieu, Amanda Veith, Jennifer Brixen

**Others present:** N/A

- I. Call to Order  
Clark Yolitz called the meeting to order at 2:00 p.m.
- II. Approval of Minutes – May 14, 2025  
Motion to approve minutes: Aaron Mork  
Second: Jim Schmidt  
All approved.
- III. Approval of WCWRPC Invoice – RBF, Inc. Consolidated Fund Administrative Services 4<sup>th</sup> Quarter (January through March 2025: Aaron Sundeen  
Second: Dan Lytle  
All approved.
- IV. May 31, 2025 YTD Financials  
Motion to approve: Aaron Mork  
Second: Pam Fall  
All approved.
- V. Discussion of Loan Portfolio Overview and Financial Status  
Ms. LeMahieu reviewed packet  
Motion to approve: Dan Lytle  
Second: Deb Chilson  
All approved.
- VI. Motion to convene in closed session under Wisconsin Statutes 19.85(1) (e) and (g)  
Motion: Jim Schmidt  
Second: Aaron Sundeen
- VII. Roll Call Vote  
Clark Yolitz – Yes, Deb Chilson – Yes, Aaron Sundeen – Yes, Aaron Mork – Yes, Jim Schmidt – Yes, Dan Lytle – Yes, Pam Fall – Yes
- VIII. Closed Session  
The RBF Board convened into closed session for discussion of Delinquent Loans Memorandum; to negotiate terms for investment of public funds for Mechengineering and Design, LLC, Happy Hive Indoor Play LLC, Bauer Estates LLC, and Rising Phoenix Logistics, LLC; and discussion of bargaining and/or possible litigation for Gary Sukowatey (x2), LWP Properties, LLC, and Smokey Treats LLC.
- XII. Motion to Return to Open Session  
Motion: Dan Lytle  
Second: Jim Schmidt  
All approved.

Open Session:

XIII. Motions on Business Discussed in Closed Session:

Motion to approve staff recommendation for Mechengineering and Design LLC as discussed in closed session: Aaron Mork

Second: Aaron Sundeen

All approved.

Motion to approve seasonal repayment structure for Happy Hive Indoor Play LLC as discussed in closed session: Dan Lytle

Second: Deb Chilson

All approved.

Motion to approve change of use of funds for Bauer Estates LLC as discussed in closed session: Aaron Sundeen

Second: Jim Schmidt

All approved.

Motion to approve staff recommendation for Rising Phoenix Logistics, LLC as discussed in closed session: Deb Chilson

Second: Pam Fall

All approved.

No action required for Gary Sukowatey – Loan #1173

No action required for Gary Sukowatey – Loan #1175

Motion to move forward as discussed in Closed Session with LWP Properties, LLC: Aaron Mork

Second: Dan Lytle

All approved.

Motion to move forward as discussed in Closed Session with Smokey Treats LLC: Aaron Mork

Second: Dan Lytle

All approved.

XIV. Other Business

- i. Next Meeting – July 9, 2025 @ 2:00 p.m. via AT&T Office @ Hand

XV. Adjourn

Motion to adjourn: Aaron Sundeen

Second: Dan Lytle

Clark Yolitz adjourned the meeting at 2:59 p.m.

Respectfully submitted,



Jennifer Brixen  
Loan Processor