

Lobbying And Time Expenditures

2025-2026 Legislative Session

July-December 2025

NAIOP Wisconsin

Description Of Totals And Expenditures	Hours Communicating	Hours Other	Dollars
Lobbyists	51.00	32.50	\$27,284.61
Michael Best Strategies, LLC			\$0.00
William J McCoshen	11.00	25.00	\$12,000.00
Matthew Swentkofske	0.50	7.50	\$12,000.00
Self-Employed Lobbyist - No Firm or Org			\$0.00
James Villa	39.50	0.00	\$3,284.61
Comments:			
Non-Lobbyist Employees	0.00	0.00	\$0.00
Comments:			
Overhead			\$1,500.00
Payments to Officials²			\$0.00
Travel and Living Expenses			
a) Lobbyist Employees			\$27,284.61
b) Non-Lobbyist Employees			\$0.00
All Other Lobbying Expenses			\$0.00
Total Lobbying Time And Expenditures:	51.00 Hours	32.50 Hours	\$28,784.61

Allocation of Lobbying Effort	Percent
Legislative Proposals	65%
Assembly Bill 182	10 %
Assembly Bill 194	20 %
Assembly Bill 450	35 %
Budget Bill Subjects	0%
Administrative Rulemaking Proceedings	0%
Topics Not Yet Assigned A Bill Or Rule Number	35%
Building Codes	10 %
Tax Incremental Financing (TIF) -- Issues related to the regulation of TIF districts.	25 %
Minor Efforts	0%
All Other Matters	0%
Total Reported Lobbying Effort:	100%

Report Certified On: Sunday, February 1, 2026

Certification and Electronic Signature

I certify I am James Villa and certify that the information entered and reported to the Wisconsin Ethics Commission is an accurate record of the lobbying activities of NAIOP Wisconsin.

I further understand that if I know or believe that the records I submit are not complete or that any part of it is not true, I may be fined \$10,000 or imprisoned for 5 years or both. I understand that Wisconsin Statutes require me to retain until 3 years from the date that the records are filed documents necessary to substantiate these reports.

