

Village of Sherwood Community Development Authority Meeting Minutes
February 28, 2024

- 1) Call to Order/Roll Call—*Chairperson Laux called the meeting to order at 6:32 pm with roll call:*

Present

Cheryl Dewing

Jack Kruse

Tony Genisot

Joyce Laux

Jeff Zuleger

Tom Vande Hey

Absent

Todd Thiel

Others Present

Sadie Slotke, Deputy Clerk (Virtual)

- 2) Pledge of Allegiance—*Recited.*
- 3) Approval of the Agenda—***Kruse moved to approve the agenda. Vande Hey seconded. Motion carried without dissent.***
- 4) Approval of Minutes: January 24, 2024—***Vande Hey moved to approve the minutes. Dewing seconded. Motion carried without dissent.***
- 5) Registered Citizen Comments on Agenda Items.
- 6) Officer’s Report—*Nothing new to report.*
- 7) Treasurer’s Report.

Clerk Treasurer Halbach provided a report of available funds.

- 8) Old Business:

A. *The Reserve at High Cliff: Update.*

Interim-Administrator Wessel provided a staff report indicating Ehlers presented to the Village Board an option to amend TID #2 and/or TID #3, or create a new TID #4. Discussion ensued regarding the proposed Reserve at High Cliff and the proposed neighboring assisted living facility. Genisot discussed the lack of follow-through with developers previously, but Interim Administrator Wessel is working on moving this proposed development forward. Ehlers will be investigating options for the creation of potential TID #4.

B. *Tax Increment District Services: Update CDA on Village Board discussion.*

C. *50/50 Matching Grant Program (High Cliff Golf Course): Request for reimbursement of \$10,000 for purchase of greens mower.*

Vande Hey moved to approve release of funds. Kruse seconded. Motion carried without dissent.

9) New Business:

A. *W410 Veterans Ave Demolition Proposal.*

Deputy Clerk Slotke confirmed that only one bid was received after sending the RFP to six companies. Genisot noted he did not see the RFP posted in the Times Villager, but thinks RFPs should be posted in the paper. Vande Hey said three bids are required. Slotke explained the asbestos abatement contractor is waiting on the demo contractor to be selected before submitting required DNR paperwork. Genisot requested that staff follow up with contractors who received the RFP to see if three bids can be received before the next CDA meeting.

B. *50/50 Matching Grant Program (Best Exteriors):* Request for support funding to replace windows at N580 Robinhood Drive (former Sherwood Forest Clubhouse). \$10,000.

Jake Cunningham of N516 Military Road is requesting a \$10,000 50/50 Matching Grant to assist with the cost of replacing windows in the old Sherwood Forest Clubhouse. He explained the reason he has bids from contractors in Madison is that he is a builder and works with contractors from all over the state. He got bids from contractors that he works with and trusts.

Genisot explained he sold the property to Cunningham, who initially wanted to request the matching grant to assist with installing a new roof. He ended up replacing the roof before the CDA approved the grant, so they submitted a new grant application to replace windows. Cunningham offered to bring paperwork from title company showing the property was sold to him after Kruse questioned ownership because the Calumet County website still shows UP Builders (Tony Genisot) as owner. Cunningham said he plans to open a restaurant in the building when the remodel is complete.

Zuleger moved to approve the grant request contingent on verification of ownership of the property. Vande Hey seconded. Genisot-Abstain. Motion carried without dissent.

10) Correspondences. None

Discussion ensued regarding the role/identity of the CDA. Vande Hey wants answers on what authority the CDA has, and what their role is. Genisot summarized the discussion that was held at the last Village Board meeting. He explained that since the CDA is now just a recommending board, there are questions on whether the CDA helps or hinders the process of moving developments through the process. Many smaller communities no longer have CDAs because the administrator facilitates the development process. Genisot explained that the "ultimate power" of the CDA to approve financial requests was rescinded by the Village Board last year, and now only has the ability to make recommendations. After being questioned by

Vande Hey about the intent of the Village Board to keep or dissolve the CDA, Laux noted that at this time the Village Board has not made any changes.

11) Adjournment.

Seeing no other business, Laux declared the meeting adjourned at 7:25 pm.

Respectfully submitted for review and approval by Sadie Slotke, Deputy Clerk.