

Village of Sherwood Community Development Authority
Special Meeting Minutes
April 1st, 2024

- 1) Call to Order/Roll Call. – *Chairperson Laux called the meeting to order at 6:30 pm with roll call:*

Present

Cheryl Dewing

Jack Kruse

Tony Genisot

Joyce Laux

Todd Thiel

Tom Vande Hey

Absent

Jeff Zuleger

Others Present

Nick Halbach, Clerk-Treasurer

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: Feb 28, 2024. – ***Vande Hey moved to approve the 2-28-24 minutes. Dewing seconded. Motion carried without dissent.***
- 5) Registered Citizen Comments on Agenda Items.
- 6) Officer’s Report.

A. Ordinance Repealing Chapter 1 Article V Community Development Authority (Wessel).

Chair Laux noted she wanted to include the update from Interim Administrator Wessel as she is currently working on the language to repeal the CDA as the Village Board read the first reading of the ordinance at their most recent meeting. She noted other communities are also removing CDAs to expediate the process and cut costs.

Commissioner Kruse expressed his frustration that at the last CDA meeting the two Village Board representatives on the CDA already knew Wessel was going down the path of drafting an ordinance to repeal the CDA. He noted the situation could have been handled differently. Commissioner Vande Hey agreed, noting the Village Board could have had the courtesy to at least invite CDA members to their meeting, or meet with members of the CDA privately to discuss their concerns. He stressed the duties of the CDA are not easy for one person to cover.

Laux noted she is the chair of both boards, and she is looking for a more expediated process, which an incoming administrator will be able to better address that. She added the reasoning is not personal, but again stressed the desire to move projects along faster as this past year the CDA had three potential developments come forward with no

substantial progress made. Kruse noted the lack of progress is not because the CDA was not willing to negotiate. He also noted at a previous meeting the CDA decided to postpone a charette until a new administrator was hired. Kruse noted why would the same logic not apply here. Commissioner Dewing commented the Village Board should work it out directly with the CDA instead of CDA members finding out in the Times Villager or meeting minutes the status of the CDA.

Commissioner Genisot noted the Times Village does not always accurately reflect Village Board discussions, and that he and Laux bring the Board thoughts to the CDA. He noted in 2023 the rules changed regarding the Village Board having full approval of CDA projects, and if the Village Board has the final responsibility of approving projects, why should there be an addition hurdle to get over at the CDA. Genisot iterated nobody has ever bad-mouthed individuals on the CDA, and stated the new administrator would be the point person to streamline development. He added the Village Board meets twice as often and could appoint a sub-committee if needed.

When discussing the lack of progress with the most recent development, Vande Hey noted it has not been the CDA's fault for lack of progress as they had directed staff to move forward and hire an outside consultant if necessary to move the developer's agreement along, which has not yet occurred. Commissioner Thiel noted there have been times where he has taken on some of the roles of the administrator to reach out to, and maintain a relationship with a potential developer. He stressed that he hopes the Village Board understands the time commitment of the individuals who have sat on the CDA. Laux added the most recent developer has been in contact with Wessel about potentially meeting with the Village Board.

7) Treasurer's Report.

Clerk-Treasurer Halbach provided a brief verbal update, noting the 50/50 matching grant fund spent \$10,000 in March, while almost all the tax increment has been collected for the year.

8) Old Business:

A. *W410 Veterans Ave Demolition Proposal.*

Deputy Clerk Slotke noted she received five bids for the demolition of the former Mueller Store property, noting that each bid included an option to take down the garage as well. She added the plan is for DPW to take the garage down, but included an option in the bid process to see if a vendor was willing to take down the garage for a cheap price. Commissioner Genisot noted Statewide Razing has taken down almost all of the other CDA owned buildings.

Vande Hey moved to approve Statewide Razing's bid without the additional amount of the garage, and to have DPW take down the garage as originally planned. Genisot seconded. Motion carried without dissent.

9) New Business:

- A. *50/50 Matching Grant Program (High Cliff Golf Course):* Request for support funding to replace primary rough mower.

Commissioner Genisot noted it makes no sense to tackle this agenda item as the requestor is not present, nor is there no closed session agenda item to discuss. Commissioner Kruse noted it should be on the agenda when the applicant can be present.

- B. *Request for display cases from former Mueller store (Wenthur).*

Genisot noted the liability for anyone to go into the building would be on the Village. He recommended having the individual work with DPW to take out the display cases and charge them for work.

Thiel moved to have DPW contact the resident to allow them to remove the display cases. Vande Hey seconded. Motion carried. Dewing – Nay.

10) Correspondences. None

11) Adjournment.

Seeing no other business, Laux declared the meeting adjourned at 7:21 pm.

Respectfully submitted for review and approval by Nick Halbach, Clerk-Treasurer.