

Village of Sherwood Community Development Authority
Meeting Minutes
May 22, 2019

- 1) Call to Order/Roll Call: Chairman Roger Kaas called the meeting to order at 6:30 pm. Roll call verified members present included; Jack Kruse, Tom Vande Hey, and Joyce Laux. Committee members Cheryl Dewing, Todd Thiel, and Steve McGrath were absent. Also, in attendance was Travis Dudovick and Clerk/Treasurer Jo Ann Lesser.
- 2) Pledge of Allegiance: All those in attendance recited the Pledge of Allegiance.
- 3) Approval of the Agenda: Commissioner Kruse made a motion to approve the agenda. Commissioner Vande Hey seconded the motion. Motion carried, 4-0.
- 4) Approval of Minutes: April 24th: Commissioner Vande Hey made a motion to approve the agenda. Commissioner Laux seconded the motion. Motion carried, 4-0.
- 5) Registered Citizen Comments on Agenda Items: None
- 6) Officer's Report: Chairman Kaas reported that he attended an intergovernmental meeting with Calumet County and other municipalities within the county. There were speakers from various county departments; the Sheriff spoke about the new jail and the costs associated with building it. The Emergency Management Director discussed the spring thaw issues around the county and explained the different grants that were available to communities in need of help. Highway Commissioner spoke about upcoming summer projects, three which will affect traffic in and around Sherwood. Highway 10 from 114 to Forest Junction, the bridge on Highway 114 over the top of Highway 10, and Highway 114 from Sherwood to Hilbert.
- 7) Old Business:
 - a) *Finance holdings & history*: No substantial changes, nothing to report.
 - b) *Shenanigans Raze Update*:
 - i. Inspection/Reporting. Complete.
 - ii. Asbestos Remediation. Complete.
 - iii. Building razed. Fuel tank site remediation underway – Sampling completed. Awaiting test results and DNR direction.

Chairman Kaas stated the soil sampling has been completed at the old Shenanigan's property and it will be approximately 3 weeks before the results will be back. Preliminary results showed that the plume of contamination was limited.
- 8) New Business:
 - a) *CDBG (Community Development Block Grant) – Close Program*: Consider application for grant funding regarding slum & blight properties: The Calumet County Community Development Block Grant (CDBG) meeting informed attendees that the HUD program will be discontinued and leaves approximately 2.1 million in available funds. Chairman Kaas had listed 4 properties within the village that could possibly take advantage of the funds to help clean them up. Properties are assessed and the funding will be dispersed on need, Kaas stated that he felt the old Brillion Iron Works property or the Tecumseh property in New Holstein will warrant a higher need than any of the properties in

Sherwood. Kaas submitted the property information with the hope of receiving assistance.

- b) *Concept Plan Review*: Consider Planned Unit Development for residential, age-restricted, independently-owned condominium units [duplex-style] on 6ac. agriculturally-zoned property (Parcels #13601, 13602, 13606) abutting STH 55/114 between Wanick Park & *The Outpost* (Feathercrest Development): Travis Dudovick explained to the Commissioners that he presented the concept plan for his Feathercrest Development to the Plan Commission on May 6th. He reported the concept plan was approved by the Plan Commission and he was attending this meeting to present the plan and to find out what the CDA can offer in assistance with the project.

Chairman Kaas explained that a round-table meeting was held in December of 2018 regarding this plan and a concern that was raised at that time was only one entry and exit point to the development. Dudovick explained the development would be for age 55 and above, it would be ADA accessible throughout, attached 2-car garages, full basements, 1,400 square foot.

Commissioner Laux mentioned the storm water plan as reported at the plan commission meeting. It was noted that part of the development would be using the pond by Dick's Grocery Store and there would be fees assessed to the development or property owners by the village. The other portion of the development would use the dry pond located on the property.

Commissioner Kruse asked if there were any concerns raised by the plan commission. Dudovick stated that Commissioner Shepard asked if this was the best use of the property.

Commissioner Vande Hey questioned about the use of restrictive covenants, and Dudovick responded there would be covenants created.

Dudovick stated that a possibility of leasing units rather selling will be worked into the options. Could also do a lease to own, or outright sell units. They're looking into different options to benefit all parties involved. Leased units would also need to follow covenants. Average amount for a leased unit would be \$1,200 to \$1,400 per month or a purchased unit would be \$249,000.

Commissioner Vande Hey made a motion to approve the concept plan from Feathercrest Development. Commissioner Laux seconded the motion. Motion carried, 4-0.

Travis Dudovick stated that he is still working on final numbers in order to present the plan for funding. Dudovick also stated that he would be interested in a tax reciprocation type program from the village rather than actual monetary support.

Chairman Kaas indicated that a meeting with the village's financial consultant from Ehlers & Associates would be required to see what options are available to the village.

- 9) Correspondences:

- a) Calumet County Economic Development – Update of Calumet County Economic Development Opportunities (Mary Kohrell; April 29): Chairman Kaas explained that Mary Kohrell offers a weekly newsletter, a most recent one was included in the packet. Kaas stated he would forward contact information to Mary in order to be added to her distribution list.
- 10) Closed Session: There was no need to go into closed session, therefore the Commissioner’s moved on to the next item.
- 11) Adjournment: The meeting adjourned at 7:33 pm.

Respectfully submitted,

Jo Ann Lesser, CMC, WCMC
Clerk/Treasurer