

Village of Sherwood Community Development Authority
Special Meeting Minutes
July 29, 2020

NOTE: Due to COVID-19 restrictions, residents are not allowed in the Village Hall.

To 'join' the meeting at 6:30pm via Webex: Go to the Village home page at www.villageofsherwood.org. The Webex meeting link is located in the upper right-hand side of your computer screen. You may print or save a copy of the complete meeting packet.

Join via telephone (without video): Tel #: 1-408-418-9388. Access Code: 628 186 722# Attendee ID: 51#

Regarding Public Hearings (and only if a Public Hearing is scheduled): Speakers will be allowed in the Village Hall and may speak directly to the Board one person at a time for up to 3 minutes, and only wearing a face mask.

1) Call to Order/Roll Call – *Kaas called the meeting to order with roll call:*

<i>Present</i>	<i>Absent</i>
<i>Cheryl Dewing</i>	<i>None</i>
<i>Roger Kaas</i>	<i>Others Present</i>
<i>Jack Kruse</i>	<i>Randy Friday, Administrator</i>
<i>Joyce Laux</i>	<i>Kathy Mader, Acting Clerk</i>
<i>Steve McGrath</i>	
<i>Todd Thiel</i>	
<i>Tom Vande Hey</i>	

2) Pledge of Allegiance – *Recited.*

3) Approval of the Agenda – *Vande Hey moved to approve the agenda. Laux seconded. Motion carried unanimously.*

4) Approval of Minutes: May 20 (Special Meeting) – *Laux moved to approve the May 20, 2020 meeting minutes. Dewing seconded. Motion carried unanimously.*

5) Registered Citizen Comments on Agenda Items – *None*

6) Officer's Report – *Kaas said his discussion will take place with the Old Business section.*

7) Treasurer's Report – *Friday summarized the TID reports; TID #1 is closed, TID #2 is the "Pass-Through" and TID #3 is the "Receiver" for Downtown Redevelopment; working number is \$880,000 less \$250,000 for Condon Road project.*

8) Old Business:

a) Sherwood Developer Tour: Update – *Kaas stated the tour has been delayed and will be rescheduled after the COVID 19 stabilizes.*

- b) Condon Road extension: Update – *Kaas explained the completion of two steps is needed to proceed with the Condon Road extension. The first step has been done. The Village Board has approved a CSM for the road Right-of-Way. The second step will be to create another CSM to combine the remaining partial segments of the two existing parcels of former “Hawkinson property” into one parcel. The reason for combining the parcels into one CSM is it’s a requirement of the CDBG Close Program to receive the \$46,000 grant funds the Village has secured.*

Friday shared new proposal to move the plane, currently next to the Community Center, across Clifton Road, to be located on the west side of the Village offices building. Friday iterated the proposed costs are not all of the related costs for relocating the plane, only the costs for moving.

- c) Wink-Mart Site Remediation: Update – *Friday said the remediation has been completed. Deed restrictions need to be removed.*

9) New Business: *None.*

10) Correspondences: *None.*

11) Closed Session: ***(Begins at 6:45pm).***

- a) Planned Unit Development for residential, age-restricted, independently-owned units. Owner (Feathercrest Development) seeks TID funding for duplex housing along Knight Drive on 6ac. of Ag.-zoned land (Parcels #13601, 13602, 13606) abutting STH 55/114, between Wanick Park & The Outpost. Per Wis. Stats. §19.85(1)(e), a Board may move to a Closed Session when deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session. ***(Concludes at 7:30pm).***

Laux motioned to move into Closed Session at 6:48 p.m. Kaas seconded. Dewing – Aye, Kaas – Aye, Kruse – Aye, Laux – Aye, McGrath – Aye, Thiel – Aye, Vande Hey – Aye, Motion carried unanimously.

12) Open Session: The Board may act on any item in Closed Session. ***(Begins at 7:30pm).*** ***Laux motioned to move into Open Session at 7:34 p.m. Thiel seconded. Motion carried unanimously.***

Thiel moved to approve development incentive via Pay-As-You-Go methodology, contingent up Developer, Feathercrest Development, receiving all necessary permits and an approved Developer Agreement signed by all necessary entities, based on approved development costs, not to exceed \$400,000, and using increment received by the Village via a 50/50 share payback. Vande Hey seconded. Motion carried unanimously.

13) Adjournment – ***Hearing no objections, Kaas adjourned the meeting at 7:47 p.m.***

Respectfully submitted for review and approval by Kathy Mader, Acting Clerk