

Village of Sherwood Community Development Authority  
Meeting Minutes  
Aug. 26, 2020

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

**Present**

*Cheryl Dewing*

*Roger Kaas*

*Jack Kruse*

*Steve McGrath*

*Todd Thiel*

*Tom Vande Hey*

**Absent**

*Joyce Laux (Excused)*

**Others Present**

*Randy Friday, Administrator*

*Tony Genisot (UP Builders)*

*Julie Genisot (UP Builders)*

- 2) Pledge of Allegiance – *Recited.*
- 3) Approval of the Agenda – ***Thiel moved to approve the Agenda. Vande Hey seconded. Motion carried unanimously.***
- 4) Approval of Minutes: July 29 (Special Meeting) – ***Vande Hey moved to approve the July 29<sup>th</sup> Special Meeting Minutes. Dewing seconded. Motion carried unanimously.***
- 5) Registered Citizen Comments on Agenda Items – *None*
- 6) Officer’s Report – *Kaas stated he had nothing new to report.*
- 7) Treasurer’s Report – *Friday noted there had been no new activity to report.*
- 8) Old Business:
- a) Sherwood Developer Tour: Update – *Kaas stated that because the tour is indefinitely delayed due to COVID 19-related issues, this item should be removed from the Agenda as an ‘Old Business’ item.*
- b) Condon Road extension: *Friday noted the CSM for the former-Hawkinson and Duncan properties showing the new road R-O-W allowing road extension have been completed and filed at the County. Kaas wants the next step – creation of a CSM re-combining remaining partial segments into one parcel, allowing the CDA to access funding (\$46,000) from the CDBG Close Program – completed by the next meeting. Friday stated Cedar Corp. is aware of the CSM request, and will follow up with them on it.*
- c) CDBG Close Program: *Kaas stated coordination would have to take place between Cedar Corp and the Village regarding necessary paperwork to access grant funds and move the process forward. Friday noted he had been in contact with Cedar Corp., regarding documents that would in the near-term have to be reviewed and approved by Village Boards, as dictated by the federal government, to access the CDBG-Close program funds.*

- d) Wink-Mart Site Remediation: *Friday said on-site remediation work has been completed. Kaas stated he wants the deed restrictions regarding contaminated soils from the DNR BRRTS report removed by the next meeting.*

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***