

**Village of Sherwood
Community Development Authority
Meeting Minutes
June 5, 2006**

- 1) Call to Order/Roll Call – Chairman Miller called meeting to order at 8:08 p.m.
Roll called: **Present** **Absent**
 Bill Barribeau None
 Tom Boll **Others Present**
 Denis Dewing Josh Van Lieshout, Executive Director
 Howard Helker Ellen Maxymek, Clerk
 Joe Hennlich Tom Doughman, Plan Commission
 David Miller
 Gary Rosenbeck

- 2) Pledge of Allegiance
- 3) Approval of the Agenda – *Barribeau moved to approve the agenda. Dewing second. Motion carried.*

- 4) Citizen Comments on Agenda Items – None

- 5) Approval of Minutes – *Barribeau moved to approve the minutes of May 1, 2006. Boll second. Motion carried.*

- 6) Recommend motion to MOVE INTO CLOSED SESSION per State Statute 19.85(1)(e) for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; and then to RETURN TO OPEN SESSION to take further action or to adjourn the meeting.

Barribeau moved to proceed into closed session at 8:10 p.m. per State Statute 19.85(1)(e) for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Hennlich second. Motion carried unanimously.

Barribeau moved to return to open session at 8:43 p.m. to take further action or to adjourn the meeting. Hennlich seconded. Motion carried unanimously.

- 7) Adjournment – *Barribeau moved to adjourn at 8:43 p.m. Boll second. Motion carried.*

Minutes respectfully submitted for approval by Ellen Maxymek, Village Clerk.

Village of Sherwood
Community Development Authority Meeting Minutes
May 20, 2008

- 1) Call to Order/Roll Call – Chairman Miller called the meeting to order at 11:05 a.m.

Roll called:	Present	Absent
	Bill Barribeau	None
	Tom Boll	Others Present
	Howard Helker	Randy Friday, Exec. Director
	Joe Hennlich	Ellen Maxymek, Village Clerk
	David Miller	
	Gary Rosenbeck	

- 2) Pledge of Allegiance
- 3) Approval of the Agenda – *Barribeau moved to approve. Boll second. Motion carried.*
- 4) Citizen Comments on Agenda Items – None
- 5) Approval of Minutes – None
- 6) *Closed Session:* Discuss possible purchase of property: Per State Statute 19.85(1)(e) for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session a Board may move to Closed Session, and return to Open Session to take further action or to adjourn the meeting.

Miller moved to proceed into closed session at 11:07 a.m. per State Statute 19.85(1)(e) as stated. Rosenbeck second. Motion carried unanimously.

Miller moved to return to open session at 11:52 a.m. Hennlich second. Motion carried.

- 7) Consider/Approve recommendation to purchase property
- 8) Adjournment – *Boll moved to adjourn at 11:52 a.m. Second by Hennlich. Motion carried.*

Minutes respectfully presented for approval by Ellen Maxymek, Village Clerk.

Special Joint Meeting Minutes
Village Board, Plan Commission, and Community Development Authority
September 2, 2008

- 1) Call to Order/Roll Call – President Miller called the joint meeting to order at 6:30 p.m.

Roll calls:

Village Board Present: Bill Barribeau, Roger Kaas, Joyce Laux, David Miller, David Petrie, Jim Rath, Carl Thomson. Absent: None

Plan Commission Present: Bill Barribeau, Tom Boll, Tom Doughman, Howard Helker, David Miller, Kathy Salo. Absent: Joe Hennlich, excused.

Community Development Authority Present: Bill Barribeau, Tom Boll, Howard Helker, David Miller, Steve McGrath. Absent: Joe Hennlich, excused Gary Rosenbeck excused.

Others Present: Randy Friday, Administrator, Ellen Maxymek, Clerk.

- 2) Pledge of Allegiance – Pledge recited.

- 3) Approval of the Agenda – ***Barribeau moved to approve the agenda. Thomson second. Motion carried.***

- 4) Citizen comments on agenda items

- Mike & Karen Anderson, W432 Clifton Rd. Mike Anderson inquired whether or not the Village had plans to purchase the old Wink Mart/Condon Oil property. Anderson indicated he would be interested in selling his property, which is situated immediately to the back of the old gas station. Timing, he said, is an issue for him since he has plans to “go green” installing solar panels among other projects.

- 5) Discussion of *Downtown issues* (Bank building purchase; Role of CDA in downtown) – Administrator Friday reported the completed purchase of the downtown, old bank building for \$67,000. Issues related to downtown renovations were discussed as follows:

Doughman inquired about the status of the now defunct flower shop. Miller reported property owner Scott Amrheim bought out a former partner and intends to expand his studio and store into the whole building. According to Miller, Amrheim is tearing down the dilapidated residential apartment now attached to the south of the main structure.

Friday reviewed the five-year capital plan, explaining it is in draft form and suggestive only as to potential downtown building purchases and renovation projects. He opined the Village could optimize its purchase power in these times of falling real estate values.

Miller suggested the time was ripe with opportunity to acquire key properties and to foster and control the quality and design of architecture, as well as type of businesses desired in the downtown corridor. He reported contacts from developers who are interested in

public/private partnerships to offer inducements to commercial development. One developer stated he could see financial viability only if buildings were purchased by the Village then razed.

The Boards generally agreed that they would like to see the downtown developed as a destination point similar to Door County communities, and often cited redevelopment successes such as Cedarburg, Mineral Point, Waupaca. A vision of Sherwood as a gateway community to varied and unique recreational points of interest and activities could be encouraged ie. bike shop, water and other sports equipment and attire store. Art shops, antique stores, coffee shop, unique boutiques, were also mentioned as possible attractive business venues.

Responding to Doughman's inquiry regarding traffic and transportation issues, Friday stated the Department of Transportation list of approved projects shows no Sherwood state highway projects for at least the next six years.

McGrath suggested it would be worthwhile to survey local existing businesses to determine where their customers come from. Similarly Salo stated the greater community should be polled to find out what kinds of businesses might appeal to a broad range of local customers. Friday was instructed to develop a short survey for the upcoming newsletter to that end. Petrie suggested the scope of the survey should be limited to the "old downtown" area.

Miller pointed out there has been numerous inquiries about reviving a functional grocery store at the site of the closed TJ Foods, but no meeting of the minds between potential buyers and sellers has been achieved.

Rath inquired whether downtown redevelopment and small business startups might be financed in part by a Calumet County Small Business Loan Program. Friday was tasked with contacting Calumet County economic and community development department to determine potential grants and financial aids.

Responding to Mike Anderson's comments, Friday stated he printed the Wink Mart remediation activity report. According to the status detail the remediation activity is closed and a final closure letter was issued on May 27, 2008.

- 6) *Closed Session:* Consider private property purchase – Per Wis. Stats. 19.85(1)(e) the Board may move to closed session when deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

Barribeau moved to proceed into closed session per Wis. Stats. 19.85(1)(e) as stated. Petrie seconded. Motion carried unanimously.

Kaas moved to return to open session at 8:40 p.m. Thomson second. Motion carried unanimously.

- 7) Consider purchase of property and/or properties associated with *Closed Session* discussion
– No motions, discussions were undertaken.
- 8) Adjournment – ***Barribeau moved to adjourn at 8:40 p.m. Thomson second. Motion carried.***

Minutes respectfully submitted for review and approval by Ellen Maxymek, Village Clerk.

**Village Board & Community Development Authority –
Joint Special Meeting Minutes**

March 22, 2010

Sherwood Village Hall – W482 Clifton Road; Sherwood, WI.

- 1) Call to Order and Roll Call – *President Miller called the meeting to order at 5:31 p.m.*

Village Board

Present

Bill Barribeau

Joe Hennlich

Joyce Laux

David Miller

Jim Rath

Carl Thomson

Absent

Roger Kaas, excused

Others Present

Randy Friday, Administrator

Susan Williams, Clerk-Treasurer

Jennifer Schaff, Village Engineer

Richard Carlson, Village Attorney

Community Development Authority

Present

Bill Barribeau

Tom Boll

Cheryl Dewing

Joe Hennlich

David Miller

Gary Rosenbeck

Absent

Steve McGrath, excused

- 2) Pledge of Allegiance
- 3) Approval of the Agenda – *Barribeau moved to approve the agenda. Thomson 2nd. Motion carried.*
- 4) Registered Citizen Comments on Agenda Items - None
- 5) Old Business: None
- 6) New Business: None
- 7) Complaints and Compliments: None
- 8) Correspondences: None
- 9) *Closed Session:* Discuss potential property purchases in downtown area per approved 5-Year *Capital Improvements Plan* (including, but not limited to W415 & W432 Veteran's Ave; N407 & N417 Harrison St.) – Per Wis. Stats. 19.85(1)(e), the Board may move to closed session when deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session

Miller moved at 5:33 p.m. to go into closed session to discuss potential property purchases in downtown area per approved 5-Year Capital Improvements Plan (including, but not limited to W415 & W432 Veteran's Ave; N407 Harrison St.) – Per Wis. Stats. 19.85(1) (e). Laux 2nd. Motion carried.

- 10) *Return to Open Session: Consider/Approve property purchase(s) per approved 5-Year Capital Improvements Plan (including, but not limited to W410 & W415 Veteran's Ave.; N407 Harrison St.; W432 Clifton Road)*

Barribeau moved at 6:28 p.m. to return to open session to consider/approve potential property purchases in downtown area per approved 5-Year Capital Improvements Plan (including, but not limited to W415 & W432 Veteran's Ave; N407 Harrison St.) – Per Wis. Stats. 19.85(1) (e). Thomson 2nd. Motion carried.

- 11) *Adjournment - Barribeau moved to adjourn at 6:29 p.m. Laux 2nd. Motion carried.*

Respectfully submitted for review and approval by Susan M. Williams, Village Clerk.

**Village of Sherwood Community Development Authority
Meeting Notice and Agenda**

April 12, 2010 – 6pm

Sherwood Village Hall – W482 Clifton Road; Sherwood, WI.

- 1) Call to Order/Roll Call
- 2) Pledge of Allegiance
- 3) Approval of the Agenda
- 4) Citizen Comments on Agenda Items
- 5) Approval of Minutes: Joint Special Meeting of the Village Board and Community Development Authority – March 22, 2010
- 6) Old Business: None
- 7) New Business:
 - a) New Business: #2010-06: Consider/Approve *Resolution Making Various Findings with respect to a Redevelopment Agreement relating to High Cliff Golf Course and Approving Redevelopment in Accordance with Said Agreement*
- 8) Adjournment

Welcome to the Community Development Authority Meeting! Please observe the following rules of conduct during the meeting:

1. Register to speak on the sign-in sheet on the table in the rear of the room.
2. Speak only to issues on the Agenda.
3. Limit your presentation to three (3) minutes.
4. Do not address Board Members during their deliberations unless requested to do so.
5. Any item listed on the Agenda may be acted upon by the Board.
7. Requests from persons w/ disabilities needing assistance should be made to the Clerk (989-1589).

Village of Sherwood Community Development Authority
Meeting Minutes
April 12, 2010

1) Call to Order/Roll Call – *Chairman Miller called the meeting to order at 6:01 pm.*

Present	Absent
Bill Barribeau	Cheryl Dewing, excused
Tom Boll	
Joe Hennlich	Others present
Steve McGrath	Randy Friday, Administrator
David Miller	Joyce Laux, Vice President
Gary Rosenbeck	Terri Welisek
	Susan Williams, Clerk

2) Pledge of Allegiance

3) Approval of the Agenda - *Barribeau moved to approve the agenda. Boll 2nd. Motion carried.*

4) Citizen Comments on Agenda Items

5) Approval of Minutes: Joint Special Meeting of the Village Board and Community Development Authority – March 22, 2010 - *Barribeau moved to approve the minutes of the Joint Special Meeting of the Village Board and Community Development Authority – March 22, 2010. Hennlich 2nd. Motion carried.*

6) Old Business: None

7) New Business:

- a) New Business: #2010-06: Consider/Approve *Resolution Making Various Findings with respect to a Redevelopment Agreement relating to High Cliff Golf Course and Approving Redevelopment in Accordance with Said Agreement –*

Friday introduced the professionals present related to this project:

David Farwell, Foley & Lardner, 777 East Wisconsin Ave, Milwaukee, WI
Corey Fellner, High Cliff Golf Course, W5075 Golf Course Rd., Sherwood, WI
Kris Vermuri, High Cliff Golf Course, W5075 Golf Course Rd., Sherwood, WI
Kim Van Osdol, Community First Credit Union, 2626 S Oneida St., Appleton, WI
Mike Vetter, Community First Credit Union, 2626 S Oneida St., Appleton, WI
Tom Rasmussen, Reinders (Material Provider), 13400 Watertown Plank Rd., Elm Grove, WI
Ryan Kerber, Commercial Irrigation & Turf, 109 Commercial Dr., East Peoria, IL

Administrator Friday presented the preliminary TIF plan, a summary of property and easements offered to the Village from the golf course, and the related future trail development,

Mr. Farwell informed the Authority on the purpose, creation and responsibility of the CDA. Farwell went on to explain to the Authority the statutory task and basis of TIF expenditures. Farwell stated specific historical events that brought the Authority to this point in time. Farwell briefly presented the proposed redevelopment agreement between the Village and High Cliff Golf Course and the related resolution. Farwell explained that a positive vote on the presented resolution means the CDA acting in its authority over this area; approves of the redevelopment agreement and approves of its purposes, the action in of itself does not authorize the entry into the agreement; it closes the loop and allows the Village Board then, if they determine that they want to move forward, they have the authority to act.

Administrator Friday proposed the officials present discuss any outstanding issues.

Mr. Van Osdol stated the credit union would not have a problem with Village residents having cross country skiing access if High Cliff Golf Course gives permission. Van Osdol went on to say permanent easements going through the property for that use would present an issue for them due to the potential impact for future owners.

Mr. Fellner addressed the incentives offered by the High Cliff Golf Course, discount not to be less than the competitor's prices and free passes offered to the Village for disposition at their discretion.

Mr. Van Osdol explained the collateral relationship of the property easements proposed by High Cliff Golf Course. Van Osdol stated that the golf course can deed the easements, but until the loan is satisfied the Village will have a subordinate position (to clear title) to the credit union in the event of default of the loan.

Fellner reminded Friday that the quote of \$318,000 was from fall of 2009.

Farwell informed the Authority that approval of the resolution allows for the issues and final points to be worked out and the Village Board the power to make the decision.

Boll suggested re-visiting the easements related to the cross country skiing. Boll inquired as to what is the next step.

Fellner replied that the golf course will provide the trails without the formal easement.

Farwell provided information on easement rights and the relationship to the cross country skiing access.

Rosenbeck moved to approve Resolution #2010-06: Making Various Findings with respect to a Redevelopment Agreement relating to High Cliff Golf Course and Approving Redevelopment in Accordance with Said Agreement. Barribeau 2nd. Motion carried.

8) Adjournment - ***Hennlich moved to adjourn at 6:40 pm. Barribeau 2nd. Motion carried.***

Minutes respectfully presented for review and approval by Susan M. Williams, Village Clerk.