

**Town of Phelps Community Development Authority**  
**4495 Town Hall Rd., PO Box 157**  
**Phelps WI 54554**  
**Phone/Fax 715-545-2270**

CDA Members to be Sworn In  
Maureen Robinson  
Steve Waler  
Gene Hojan  
Mak Holcomb  
Jean Petrick  
Mark Neitzel  
Still Recruiting Members



**Phelps Community Development Authority**  
**Wednesday, January 21, 5:30 PM**  
**Phelps Town Hall, 4495 Town Hall Road**

1. Call Meeting to Order and Roll Call (Quorum)
2. Approval of Minutes
3. Communications and Public Appearances
4. Routine Business
  - a. Review of Bylaws
    - Resolution 2016-3 Created the CDA
    - Resolution 2017-1 Bylaws
  - b. Review of State Statutes
    - Section 66.1333
    - Section 66.1335
  - c. Overview of Prior Business by the CDA.
5. Detailed Business
  - a. Election of President.
  - b. Election of Vice President.
  - c. Appointment of the Secretary/Executive Director.
  - d. Recruitment discussion.
6. Business by the Commissioners
  - a. Brainstorming priorities for economic development of Phelps.
  - b. Brainstorming priorities to address the housing shortage in Phelps.
  - c. Funding strategies for the CDA:
    - Public
      1. Town
      2. County
      3. State
      4. Federal
    - Private
      1. Philanthropists
      2. Phelps Area Community Foundation.
7. Secretary/Executive Director's Report.
8. Set the next meeting date.
9. Meeting Adjourned.

***This meeting notice was posted at the Town Office and the Town website on January 20, 2026***

(Notice is hereby given that a majority of the Town Board might be attending this meeting. This constitutes a meeting of the Town Board pursuant to the State ex rel. Badke vs. Greendale Village Bd., 173 Wis. 2d 553, 494 N. W. 2d 409 (1993), and must be noticed as such, although the Town Board will not take any formal action at this meeting.)