

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

Commission Members:

**Mak Holcomb, President, Community Member
Maureen Robinson, VP/Sec, Town Board
Steve Waier, Town Board
Gene Hojan, Community Member
Jean Petrick, Community Member
Stephanie Sorn, Community Member**



**Appointed non-Commission Member:
Mark Neitzel, Executive Director**

**Phelps Community Development Authority
Tuesday, May 12, 2026 at 5:00 PM Meeting Agenda
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. Detailed Business
 - a. Resolution to 3 Town Board Members on the CDA
5. Business by Commissioners
 - Steve Waier – Survey of property
 - Information from Sanitary District regarding access and number of units appropriate for the property
 - Jeremy Ryan – Input on design and concept and rent-to-buy options
 - Deed restrictions versus HOA
6. Discussion – Financing for builder
 - Locating Bank to handle finances and buy/sell transactions
 - Further discussion of economic incentives to potential and funding strategies
7. Pursue Nov 2026 as date to present to electors
8. New Business
 - Appeal to local business property owners
 - Mak sample letter
 - Invitations to discussion sessions
9. Executive Director's Report
10. Set next meeting date
11. Adjourn

This meeting notice was posted at the Town Office, Post Office, Phelps Convenience Center and the Town website on May 11, 2026, before 5 pm.

(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.)