

Phelps Community Development Authority
June 18, 5:00 PM Meeting Agenda
Phelps Town Hall, 4495 Town Hall Road

"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 State ex rel. Badke v. 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."

1. Call Meeting to Order and Roll Call (Quorum)
2. Approval of Minutes
3. Communications and Public Appearances
 1. Letter from the Phelps Woman's Club
5. Business by Commissioners
 - Address resignation of Gene Hojan and new liaison to Planning & Development Committee
 - Steve Waier - Survey of property
 - Report on Dave Konopacky's review of the property and determine the optimum number of lots
 - Jeremy Ryan/John Whittman - input on design and concept, and rent-to-buy options
 - Deed restrictions versus HOA versus Covenants
 - Cost estimate from Josh Hedberg to build a road into the property
6. Discussion - Financing for a builder
 - Partnering with Forward Bank to handle finances and buy/sell transactions
 - Further discussion of economic incentives to potential buyers and funding strategies
7. Pursue Nov 2026 as the date to present to the electors
 - The format can be handouts and/or visual displays

- Explanation of the purpose and goal of this project
- Plot map showing location, lot lines, and proposed road
- Options for home design/build
- Financial incentive for Investors/Builder
- Suggestions for HOA/Covenants/Deed restrictions to ensure ongoing affordability and full-time occupancy by owner
- Suggestions for loan options to help with home purchase
- Prepare Motion or Resolution to have the CDA continue with these plans to be voted on by the Electorates

Suggestions for any additional information appropriate to this presentation.

8. New Business

Appeal to local business property owners

- Invitations to discussion sessions

9. Executive Director's Report

10. Set next meeting date

11. Adjourn