

Town of Phelps Community Development Authority
4495 Town Hall Road
Phelps WI. 54554
Phone/Fax 715-545-2270

Commission Members:

Mak Holcomb, President, Town Board
Jean Petrick, Vice President, Community Member
Stephanie Sorn, Secretary, Community Member
Steve Waier, Town Board Don Rideout, Community Member

Appointed non-Commission Member

Mark Neitzel, Executive Director, Community Member



Town of Phelps Community Development Authority
Tuesday, July 28, 5:00 PM Meeting Minutes
Phelps Town Hall, 4495 Town Hall Road
White Pine Room

1. Call Meeting to Order and Roll Call (Quorum) at 5:09pm
2. Approval of Minutes - None presented
3. Communications and Public Appearances - None

In attendance - Rob Milburn, David Hall, the Schindler's

4. Business by Commissioners

Housing Design Option - Steve Waier

Mak Holcomb - Discussed options, including Condo's, apartments

Cost estimate from Josh Hedberg to build a road into the property - N/A

5. Discussion - Financing for a builder - N/A

- Partnering with Forward Bank to handle finances and buy/sell transactions - N/A

- Further discussion of economic incentives to potential buyers and funding strategies - Discussed options

6. Budget request for 2027 - Discussed
7. Prepare presentation for Nov 2026 Electors/Budget Meeting

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. - Discussed options

8. New Business - None

Appeal to local business property owners

- Invitations to discussion sessions

Research how/when/cost of seasonal Visa workers

9. Executive Director's Report - N/A, Resigned for health reasons

10. Set next meeting date - Aug. 19 2026, at 5:00pm

11. Adjourn - at 6:26pm

This meeting Notice was posted at the Town Office, Post Office, Phelps Convenience Center and the Town website on **July 28, 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 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."