

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
Wednesday, August 19, 2026, 5:00 PM Meeting
Agenda Phelps Town Hall, 4495 Town Hall Road
White Oak Room

1. Call Meeting to Order and Roll Call (Quorum)
2. Approval of Minutes
3. Communications and Public Appearances
4. Business by Commissioners

Motion or Resolution asking Electorate to allow the CDA to pursue
use of land

5. Discussion -

Ideas and input from citizen Brian Bong

6. Budget request for 2027
8. New Business

Appeal to local business property owners

- Invitations to discussion sessions

Research how/when/cost of seasonal Visa workers

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 **August 17, 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."