

**MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF
CUDAHY, HELD AT THE CUDAHY MUNICIPAL BUILDING,
5050 S. LAKE DR., MILWAUKEE COUNTY, WI HELD
Tuesday September 23, 2014 @ 5:30 P.M.**

ROLL CALL

Chairman Ald. Jason Litkowiec called the meeting to order at 5:31 pm. The following answered “present” to the roll call: Ald. Randy Hollenbeck, Joan Houlehen, Randy Pheifer, and Marty Van Hoof. Sean Smith arrived late. Excused Rick Ceschin Also present Development Director Brian Biernat, and Finance Director Bruce Schuknecht.

MEETING STATEMENT

The proper open meeting statement was read at this time.

MINUTES

MOTION WAS MADE BY RANDY PHEIFER, SECOND BY MARTY VAN HOOFF to approve the minutes from the August 26, 2014 CDA meeting. Motion carried unanimously.

OLD BUSINESS

CLOSED SESSION

Adjourn into closed session per Wis. Stat. 19.85(1)(e)(g) for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and/or to confer with legal counsel with respect to ongoing and/or likely litigation: **MOTION MADE BY ALD. RANDY HOLLENBECK, SECOND BY RANDY PHEIFER** to adjourn into closed session. Motion carried unanimously.

MOTION MADE BY RANDY PHEIFER, SECOND BY JOAN HOULEHEN to adjourn to adjourn the closed session and reconvene in open session. Motion carried unanimously.

3. Consideration of an offer to sell submitted by owner August Morchinek for the property located at 4906 S. Packard Avenue. **MOTION MADE BY RANDY PHEIFER, SECOND BY ALD. RANDY HOLLENBECK** to have the City go through the property evaluation process. Motion carried unanimously.

NEW BUSINESS

4. Review and take appropriate action on the resolution addressing the expiration and termination of the development agreement between Cobalt Partners LLC, the Community Development Authority of the City of Cudahy, and the City of Cudahy. **MOTION MADE BY JOAN HOULEHEN, SECOND BY SEAN SMITH** to terminate the development agreement between Cobalt Partners LLC, the Community Development Authority of the City of Cudahy, and the City of Cudahy. Motion was approved by Joan Houlehen, Sean Smith, Randy Pheifer, and Ald. Jason Litkowiec. With Marty Van Hoof and Ald. Randy Hollenbeck voting against.
5. Review and take appropriate action on the notice of termination providing the necessary written notification to Cobalt LLC regarding expiration and termination of the

development agreement between Cobalt Partners LLC, the Community Development Authority of the City of Cudahy, and the City of Cudahy. **MOTION MADE BY SEAN SMITH, SECOND BY RANDY PHEIFER** to approve the notice of termination providing the necessary written notification to Cobalt LLC regarding expiration and termination of the development agreement between Cobalt Partners LLC, the Community Development Authority of the City of Cudahy, and the City of Cudahy. Motion approved with five members voting for with one voting against.

6. Discuss the advantages of creating a program sponsored and underwritten by the CDA providing for new construction lease incentives for new downtown district retail uses needed to anchor proposed mixed-use development. Discussion ensued with no action taken.

MOTION MADE BY JOAN HOULEHEN, SECOND BY MARTY VAN HOOFF to adjourn the meeting at 7:54pm. Motion carried unanimously.