

**MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF CUDAHY, HELD
AT THE CUDAHY MUNICIPAL BUILDING,
5050 S. LAKE DR., MILWAUKEE COUNTY, WI
Tuesday, February 28, 2017 @ 5:30 P.M.**

Roll Call

Chairman Ald. Jason Litkowiec called the meeting to order at 5:30 pm. The following members were present: Jeff Schlax, Ald. Randy Hollenbeck, Joan Houlehen, and Randy Pheifer. Absent were Marty Van Hoof and Bob Grams. Also present: Mayor John Hohenfeldt, Attorney Langlois, and Executive Director Brian Biernat absent and excused.

Meeting Statement

The Chair read the Statement of Public Notice.

Minutes

Motion made by Houlehen, seconded by Pheifer, to approve the minutes of the January 24, 2017 meeting. Motion carried.

Old Business

1. None

New Business

With consent of the CDA and no objection, item #4 on the agenda was taken first.

4. Discussion and appropriate action regarding Judith Ebert's interest in acquiring CDA-owned property at 4849 South Packard Avenue. Ms. Ebert asked for an additional thirty day extension for her project. Motion by Houlehen, seconded by Pheifer to grant the thirty day extension, roll call vote, motion carried unanimously.

2. Presentation and discussion regarding the new, proposed commercial occupancy in the Layton Square building at 3503-53 East Layton Avenue. Presentation was made by Joe Schwenker of Bear Development and Joseph Tenuta Senior Vice President of PT PROS Management Services regarding their facility to open in Cudahy in the Layton Square Development. The Mayor reported that Ehlers and Associates, the city's financial consultant, had reviewed the appropriate information submitted through the CDA retail incentive grant program, and found the information to be acceptable. Discussion and questions ensued by the members.

With consent of the CDA and no objections, since their appeared to be no reason to review the item within closed session, item #6 on the agenda was then taken for consideration.

6. Discussion and appropriate action regarding closed session discussion of the Retail Incentive Program application submitted by Pt-Pros, LLC. A motion was made by Schlax, seconded by Pheifer to approve the Retail Incentive Program application submitted by Pt-Pro's LLC as presented. On a roll call vote, motion carried unanimously.

3. Staff update regarding the Neighborhood Loan Program. The Mayor provided the staff update on a viable candidate for the program who has passed the credit application process and is now in the process of working with the Inspection Department on the inspection of the property, with the appropriate submittal coming forth later to the CDA.

A motion was made by Pheifer, seconded by Houlehen to adjourn into closed session per Wis. Stat. 19.85 (1)(e)(g), on a roll call vote, motion carried unanimously.

Convene 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:

- * Discussion of the Retail Incentive Program application submitted by PT-Pros, LLC.
- * Discussion of a proposed offer to purchase involving CDA-owned property at 3225 East Layton Avenue (Lot 1, CSM #8524).

Reconvene in Open Session

A motion was made by Pheifer, seconded by Schlax to return to open session, on a roll call vote, motion carried unanimously.

7. Discussion and appropriate action regarding closed session discussion of a proposed offer to purchase involving CDA-owned property at 3225 East Layton Avenue (Lot 1, CSM #8524). The CDA took no action on this item.

Adjourn

Pheifer moved, seconded by Houlehen, to adjourn. Motion carried.

Meeting ended at 7:00 p.m.

Next CDA meeting: March 28, 2017 @ 5:30p.m.

Respectfully submitted:

Mayor John Hohenfeldt

For Brian F. Biernat, Executive Director