

**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, November 27, 2018 @ 5:30 P.M.**

Roll Call

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

Meeting Statement

The Chair read the Statement of Public Notice.

Minutes

Motion made by Pheifer, seconded by Houlehen, to approve the minutes of the September 25, 2018 meeting. Motion carried.

Old Business

1. None

*** At the discretion of the Chair, agenda item #4 was considered first.**

4. Review and take appropriate action on the Letter of Interest submitted by Alicia Guerra, owner of LaLa's Place restaurant regarding CDA-owned property at 4701-31 South Packard Avenue. Pheifer moved, seconded by Van Hoof, approval of the Letter of Interest submitted by Alicia Guerra, owner of Lala's Place, and reservation of the property located at 4701-31 South Packard Avenue for her exclusive interest for a period of 120 days. On the roll call: Van Hoof – aye, Litkowiec – aye, Houlehen – aye, Grams – aye, Hollenbeck – aye, Schlax – aye, Pheifer - aye. Motion carried.

New Business

2. 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:

* Discuss the draft development agreement between Penn Place MF, LLC, the City of Cudahy and the Community Development Authority of the City of Cudahy for the construction of 83 townhomes in the Penn Place Planned Development District..

Motion made by Van Hoof, seconded by Grams, to convene closed session, on the roll call:

Litkowiec – aye, Houlehen – aye, Grams – aye, Hollenbeck – aye, Schlax – aye, Pheifer – aye, Van Hoof - aye. Motion carried.

Reconvene in Open Session

Motion made by Pheifer, seconded by Schlax, to reconvene in open session, on the roll call: Litkowiec – aye, Houlehen – aye, Grams – aye, Hollenbeck – aye, Schlax – aye, Pheifer – aye, Van Hoof - aye.

Motion carried.

3. Appropriate action regarding closed session discussion of the draft development agreement between Penn Place MF, LLC, the City of Cudahy and the Community Development Authority of the City of Cudahy for the construction of 83 townhomes in the Penn Place Planned Development District. Pheifer moved, seconded by Van Hoof, to authorize staff to negotiate terms of the development agreement in accordance with the terms approved in closed session. On the roll call: Litkowiec – aye, Houlehen – aye, Grams – aye, Hollenbeck – aye, Schlax – aye, Pheifer – aye, Van Hoof - aye. Motion carried.

5. Staff updates regarding Penn Place, Redevelopment District No. 2, and progress in creation of ERTID #3. No action.

Adjourn

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

Meeting ended at 6:46 p.m.

Next CDA meeting: December 18, 2018 @ 5:30p.m.

Respectfully submitted:

Brian F. Biernat, Executive Director