

**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 August 26, 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, Rick Ceschin, and Randy Pheifer. With Sean Smith excused and Marty Van Hoof arriving late. Also present Mayor John Hohenfeldt, 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 RICK CESCHIN, SECOND BY JOAN HOULEHEN to approve the minutes from the July 22, 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 JOAN HOULEHEN, SECOND BY RICK CESCHIN** to adjourn into closed session. Motion carried unanimously.

MOTION MADE BY RICK CESCHIN, SECOND BY ALD. RANDY HOLLENBECK to adjourn the closed session and reconvene in open session. Motion carried unanimously.

3. Consideration of an offer to sell submitted by owner Christian Jensen for the property located at 5317 S. Lake Drive. The property forfeited its legal nonconforming status and may no longer be used for business or commercial uses. It may not be economical or practical for the existing principal structure to be converted to single family use, resulting in a blight condition. **MOTION MADE BY RICK CESCHIN, SECOND BY JOAN HOULEHEN** to authorize staff to negotiate the property located at 5317 S. Lake Drive. Motion carried unanimously.

Review the proposed offer to sell submitted by owner Tina Campanelli for the property located at 3564-70 E. Squire Avenue. **MOTION MADE BY RICK CESCHIN, SECOND BY JOAN HOULEHEN** to authorize staff and counsel to review proposed offer to sell the property and specified closing costs for the property located at 3564-70 E. Squire Avenue. Motion carried unanimously.

4. Update regarding findings by Executive Director Bruce Schuknecht for necessity of approvals by the CDA for use of TIF funds for public improvement projects. The Executive Director stated that City Attorney Paul Eberhardy concurs that the tax incremental surplus can be utilized at the discretion of the Common Council. “ While a CDA recommendation can certainly be considered for the use of this surplus the decision ultimately lies with the Common Council”. No action taken.

NEW BUSINESS

5. Review the resolution addressing the expiration of the development agreement between Cobalt Partners LLC, the Community Development Authority of the City of Cudahy, and the City of Cudahy. No action taken
6. Review the conceptual proposal for development of a mixed use building located at 4727-31 S. Packard Avenue, submitted by Bill Kratzke of Park Real Estate. No action taken.
7. Discuss the scope of development obstacles involved in the proposal by Charlie Audi to build a new retail building at 6143 S. Packard Avenue. Discuss staff proposal for CDA to contact directly for construction of necessary public improvements to be dedicated to the City upon completion, and to authorize staff to negotiate incentives to and concessions from K-Mart regarding this public improvement for site access that will require use of a portion of K-Mart owned property. **MOTION MADE BY RICK CESCHIN, SECOND BY MARTY VAN HOOFF** to authorize staff to negotiate incentives to and concessions from K-Mart regarding this public improvement for site access that will require use of a portion of K-Mart owned property. Motion carried unanimously.
8. Review and discuss the staff prepared preliminary land use plans for inclusion in detailed neighborhood plans and Requests for Proposals for both the Penn/Layton Gateway (working title “Penn Place”) and the Lakeside Commons, the downtown district. No action taken.

MOTION MADE BY MARTY VAN HOOFF, SECOND BY RICK CESCHIN to adjourn the meeting at 7:37pm. Motion carried unanimously.