



COMMUNITY DEVELOPMENT AUTHORITY

5050 SOUTH LAKE DRIVE
P.O. BOX 100510
CUDAHY, WI 53110-6108

MEMBERS

J. Litkowiec, Chair
R. Hollenbeck, Vice-Chair
J. Houlehen, Treasurer
R. Ceschin
S. Smith
R. Pheifer
Marty Van Hoof
B. Schuknecht, Exec. Director

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AGENDA

November 20, 2014

A regular meeting of the **Community Development Authority** of the City of Cudahy is scheduled for **Tuesday, November 25, 2014 at 5:30 PM** at the City of Cudahy Municipal Building at 5050 S. Lake Drive, Cudahy, WI 53110.

Call to Order, Statement of Public Notice, Roll Call

Approval of Minutes of Prior Meeting(s)

- 1) October 28, 2014

Old Business

- 2) None

New Business

- 3) Review and take appropriate action regarding the proposal submitted by Bob Cigale of Endpoint Solutions, LLC for finalizing remediation of Parcel 3 in the Sweet Applewood Development District located at 3200 East Barnard Avenue.
- 4) Review and take appropriate action regarding the proposal submitted by Bob Cigale of Endpoint Solutions, LLC for Phase II environmental analysis of the parcel at 3503-49 East Layton Avenue.
- 5) Review and take appropriate action regarding the final program terms, conditions, operating and administrative requirements of the City of Cudahy Neighborhood Loan Program presented by Mayor John Hohenfeldt.
- 6) Review and take appropriate action on the Request for Proposal – Downtown Cudahy Development Opportunity, submitted by staff.
- 7) Discuss the conceptual redevelopment proposed for the former Nativity of the Lord Parish and School, located at 3767 East Underwood Avenue and request for Tax Incremental Financing assistance, submitted by Michael Lerner, Development Consulting Services, Inc.
- 8) Discuss the conceptual mixed use redevelopment proposed for the current City of Cudahy DPW facility, located at 3555 East Pabst Avenue and request for Tax Incremental Financing assistance, submitted by Christopher Laurent, Urbanapex Real Estate Development and Strategic Consulting Services.
- 9) Discuss the conceptual mixed use redevelopment proposed for the CDA-owned parcel located at 3503-3549 East Layton Avenue and request for Tax Incremental Financing assistance, submitted by Joseph Schwenker, Bear Development.

CONVENE TO 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:

Consideration of the proposed redevelopment project and request for TIF assistance at 3767 East Underwood Avenue location.

Consideration of the proposed redevelopment project, Letter of Interest and request for TIF assistance at 3555 East Pabst Avenue location.

Consideration of the proposed redevelopment project, Letter of Interest and request for TIF assistance at 3503-3549 East Layton Avenue location.

RECONVENE TO OPEN SESSION - Appropriate action regarding closed session items:

- 10) Action on the proposed redevelopment project and request for TIF assistance at 3767 East Underwood Ave location.
- 11) Action on the proposed redevelopment project, Letter of Interest and request for TIF assistance at 3555 East Pabst Avenue location.
- 12) Action on the proposed redevelopment project and request for TIF assistance at 3503-3549 East Layton Avenue location.
- 13) Take appropriate action on the request of staff to commit and earmark TID#1 project funds in an amount not to exceed \$200,000 for the engineering, design and construction of the public street and extension of necessary water and sewer facilities to support district development adjacent to and south of K-Mart in the 6100 block of South Packard Avenue.
- 14) Take appropriate action regarding the request of staff to fund the recently reviewed City of Cudahy Retail Incentive Program accommodating not less than five new retail businesses occupying new construction in TID #1. The staff request is for commitment and earmark of \$250,000 accommodating up to five awards capped at \$50,000 each.
- 15) Update regarding termination of the development agreement with Cobalt LLC.

Adjourn

Your presence is requested.

Jason Litkowiec /s/

Chair

cc: CDA members, CDA Counsel Scott Langlois, City Attorney Paul Eberhardy, All Elected Officials, Press, and Posting
Please note that a quorum of the Common Council, Plan Commission, and Design Review Board may be present

Public Notice

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public meetings who have a qualifying disability under the Americans with Disabilities Act. Requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Cudahy City Clerk at (414) 769-2204. The meeting room is wheelchair accessible from the west entrance on S. Lake Drive.