

**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 22, 2015 @ 5:30 P.M.**

**ROLL CALL**

Chairperson Ald. Jason Litkowiec called the meeting to order at 5:30 pm. The following answered “present” to the roll call: Joan Houlehen, Bob Grams, Raymond Glowacki, Randy Pheifer, Marty Van Hoof, and Ald. Randy Hollenbeck. Also present Development Director Brian Biernat, Mayor John Hohenfeldt, and Executive Director Bruce Schuknecht.

**MEETING STATEMENT**

The proper open meeting statement was read at this time.

**MINUTES**

**MOTION WAS MADE BY JOAN HOULEHEN, SECOND ALD. RANDY HOLLENBECK** to approve the minutes from the August 25, 2015 CDA meeting. Motion carried unanimously.

**OLD BUSINESS**

**CLOSED SESSION**

1. None.

**NEW BUSINESS**

2. Review and take appropriate action regarding the proposed change order to the development agreement between the CDA and Charles Audi d//b/a Charlie’s Discount Tobacco and Liquor, addressing increased costs for necessary modified site improvements involving access and utilities connections. **MOTION MADE BY RANDY PHEIFER, SECOND BY MARTY VAN HOOFF** to approve the change order to the development agreement between the CDA and Charles Audi addressing increased costs for site improvements involving access and utilities connections. Motion carried unanimously.
3. Review and take appropriate action regarding a staff request for a recommendation to the Common Council to affirm and approve by resolution the sale of 3545 E. Barnard Ave. to Landmark Credit Union, as negotiated. **MOTION MADE BY MARTY VAN HOOFF, SECOND BY RANDY PHEIFER** to recommend to the Common Council to affirm and approve by resolution the sale of 3545 E. Barnard Ave. to Landmark Credit Union as negotiated. Motion carried unanimously.
4. Review and take appropriate action regarding the staff recommendation for “creation of a new Redevelopment District based on a Statutory Redevelopment Plan” as specified on page 140 of the 2020 Comprehensive Plan of the City of Cudahy regarding the Penn Place Gateway District. Such a plan will provide a vehicle for the City and CDA to participate more directly in redevelopment activities. The plan, which will establish the boundaries of the Redevelopment District, shall be implemented and managed by the CDA. **MOTION MADE BY ALD. RANDY HOLLENBECK, SECOND BY JOAN HOULEHEN** to approve staff to create a new Redevelopment District on a Statutory Redevelopment Plan as specified on page 140 of the 2020 Comprehensive Plan of the City of Cudahy regarding the Penn Place Gateway District. Motion carried unanimously.

**MOTION MADE BY RANDY PHEIFER, SECOND BY MARTY VAN HOOF** to adjourn the meeting at 6:00pm. Motion carried unanimously.