

**MINUTES OF THE SPECIAL MEETING OF THE COMMUNITY DEVELOPMENT
AUTHORITY FOR THE CITY OF CUDAHY, HELD AT THE CUDAHY MUNICIPAL
BUILDING,
5050 S. LAKE DR., MILWAUKEE COUNTY, WI HELD
Tuesday January 27, 2015 @ 5:30 P.M.**

ROLL CALL

Chairman Ald. Jason Litkowiec called the meeting to order at 5:30 pm. The following answered “present” to the roll call: Ald. Randy Hollenbeck, Joan Houlehen, Bob Grams, Randy Pheifer, Marty Van Hoof, with Rick Ceschin 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 JOAN HOULEHEN, SECOND BY RANDY PHEIFER to approve the minutes from the December 3, 2014 CDA meeting. Motion carried unanimously.

OLD BUSINESS

None

NEW BUSINESS

3. Discussion and appropriate action regarding the downtown Cudahy Farmers Market. **MOTION WAS MADE BY ALD. RANDY HOLLENBECK, SECOND BY JOAN HOULEHEN** to annually allocate \$ 5,000 from TID # 1 to support the downtown Cudahy Farmers Market. Motion carried unanimously.
4. Review and appropriate action regarding the RFP award for 3503-53 E. Layton Avenue and any official letters of support and commitment from the CDA with reference to Bear Development. **MOTION WAS MADE BY RANDY PHEIFER, SECOND BY MARTY VAN HOOF** to support the RFP award for 3503-53 E. Layton Avenue and any official letters of support with reference to Bear Development. Motion carried unanimously.
5. Review and appropriate action regarding RFP award for 3555 E. Pabst Avenue and any official letters of support and commitment from the CDA with reference to Common Bond. **MOTION WAS MADE BY MARTY VAN HOOF, SECOND BY RANDY PHEIFER** to change the dates for the letters of interest to April 20, 2016. Motion carried unanimously.
6. Review and appropriate action regarding final city approvals and any official letters of support and commitment from the CDA with reference to the proposed project at 3767 E. Underwood Avenue by Michael Lerner, Development Consulting Services, Inc. **MOTION WAS MADE BY MARTY VAN HOOF, SECOND BY RANDY PHEIFER** to approve support and commitment from the CDA with reference to the proposed project at 3767 E. Underwood Avenue by Michael Lerner, Development Consulting Services, Inc. Motion Carried unanimously.
7. Review and appropriate action regarding the draft development agreement between the City of Cudahy, the Community Development Authority and Charles Audi d/b/a Charlie’s

Discount Tobacco and Liquor. **MOTION WAS MADE BY MARTY VAN HOOF, SECOND BY JOAN HOULEHEN** to approve development agreement with amendment changes between the City of Cudahy, the Community Development Authority and Charles Audi d/b/a Charlie's Discount Tobacco and Liquor. Motion carries six for with one member abstaining.

8. Discussion and appropriate action regarding staff request for the CDA to recommend to Plan Commission rezoning of the parcels from Edgerton Avenue to Layton Avenue abutting the east frontage of South Pennsylvania Avenue from M-1 Limited Manufacturing to B-5 Highway Shopping Center Business District. **MOTION WAS MADE BY RICK CESCHIN, SECOND BY JOAN HOULEHEN** to have the CDA recommend to the Plan Commission rezoning of the parcels from Edgerton Avenue to Layton Avenue abutting the east frontage of South Pennsylvania Avenue from M-1 Limited Manufacturing to B-5 Highway Shopping Center Business District. Motion carried unanimously.

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 RANDY PHEIFER, SECOND BY MARTY VAN HOOF** to adjourn into closed session. Motion carried unanimously.

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

9. Discussion and appropriate action on the proposed offer to sell to the CDA the property at 4715 S. Packard Avenue. **MOTION WAS MADE BY MARTY VAN HOOF, SECOND BY RANDY PHEIFER** to approve the purchase of the property located at 4715 S. Packard Avenue for \$ 360,000. Motion carried unanimously.

MOTION MADE BY JOAN HOULEHEN, SECOND BY RICK CESCHIN, to adjourn the meeting at 7:22pm. Motion carried unanimously.