

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. Glowacki
B. Grams
R. Pheifer
Marty Van Hoof
B. Schuknecht, Exec. Director

PHONE: (414) 769-2200
EMAIL: schuknechtb@ci.cudahy.wi.us

AGENDA February 19, 2016

The regular meeting of the Community Development Authority of the City of Cudahy is scheduled for **Tuesday, February 23, 2016 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)
January 26, 2016

Old Business

1. None.

New Business

PUBLIC HEARING (5:30 p.m.)

2. Public hearing regarding the proposed amendment of project plan for Tax Incremental District No. 1 (See the Public Hearing Notice which was published on February 4, 2016 & February 11, 2016).

PRESENTATION BY CITY FINANCIAL STAFF AND CONSULTANT:
PUBLIC COMMENTS:

CLOSE PUBLIC HEARING

3. Take appropriate action regarding the proposed amendment of project plan for Tax Incremental District No. 1.
4. Review and take appropriate action regarding "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 1, City of Cudahy, Wisconsin," CDA Resolution No. 02-2016.
5. Review and take appropriate action CDA Resolution No. 03-2016, "Resolution Adopting the Redevelopment District No. 2 Plan."
6. Review and take appropriate action regarding a request by Jennifer Clark, owner of Jen's Sweet Treats, 4745 South Packard Avenue, for temporary use of CDA-owned land to accommodate a special event.

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 American 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 769-2204 (FAX 769-2257). The meeting room is wheelchair accessible from the west entrance on South Lake Drive. Note: There is a potential that a quorum of the Common Council may be present.

**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 January 26, 2016 @ 5:30 P.M.**

ROLL CALL

Chairperson Ald. Jason Litkowiec called the meeting to order at 5:32 pm. The following answered "present" to the roll call: Bob Grams, Ray Glowacki, Ald. Randy Hollenbeck, Joan Houlehen, Randy Pheifer, and Marty Van Hoof. 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 BY RANDY PHEIFER to approve the minutes from the December 22, 2015 CDA meeting. Motion carried unanimously.

OLD BUSINESS

1. None.

NEW BUSINESS

PUBLIC HEARING (5:30p.m.)

2. Presentation of the proposed final draft of the City of Cudahy Redevelopment District # 2 Plan prepared by Scott Harrington and Dan Johns of Vandewalle and Associates.

PRESENTATION BY STAFF:

PUBLIC COMMENTS:

Citizens who addressed the Committee.

Jean Leonhardt 2605 E. Holmes Avenue

Lawrence Morris 5086 S. Pennsylvania Avenue Southside Auto Mart

George & Peter Mitar 2606 E. Carpenter Avenue

Mark Morris 3932 E. Edgerton Avenue

Letters where submitted by: George Pavelich 5049 S. Pennsylvania Avenue and by Big

Water LLC 2433 E. Layton Avenue

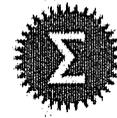
CLOSE PUBLIC HEARING 6:23p.m.

3. Take appropriate action regarding the proposed City of Cudahy Redevelopment District # 2 Plan prepared by Scott Harrington and Dan Johns of Vandewalle and Associates. **MOTION WAS MADE BY RAY GLOWACKI, SECOND BY RANDY PHEIFER** to accept the Redevelopment District # 2 Plan prepared by Vandewalle and Associates. Motion carried with six voting in favor with one member voting no.
4. Review and take appropriate action regarding the proposal by Key Engineering to provide additional technical services, data compilation, and coordination of a SAG grant application with review by the Wisconsin Economic Development Corporation (WEDC) to advance site preparation considerations and satisfy conditions required to be met prior to WISDNR approval of a permit to construct at the CDA-owned property located at 4701 S.

Pennsylvania Avenue, submitted by Ken Wein, President/CEO – Key Engineering. **MOTION WAS MADE BY RANDY PHEIFER, SECOND BY ALD. RANDY HOLLENBECK** to approve the proposal by Key Engineering to provide additional technical services, data compilation, and coordination at the CDA owned property located at 4701 S. Pennsylvania Avenue. Motion carried unanimously.

5. Review and take appropriate action on the Mayor's memo issued on behalf of Judith Ebert recommending an extension to the outstanding Letter of Interest involving development plans for the CDA-owned parcel at 4849 S. Packard Avenue. **MOTION WAS MADE BY JOAN HOULEHEN, SECOND BY RANDY PHEIFER** to grant an extension to Judith Ebert in regards to the property located at 4849 S. Packard Avenue. Motion carries unanimously.

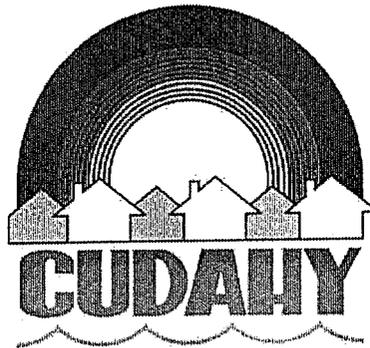
MOTION MADE BY RANDY PHEIFER, SECOND BY MARTY VAN HOOFF to adjourn the meeting at 7:32pm. Motion carried unanimously.



EHLERS
LEADERS IN PUBLIC FINANCE

February 17, 2016

Project Plan for the Project Plan Amendment #5 of Tax Incremental District No. 1



CITY OF CUDAHY, WISCONSIN

Organizational Joint Review Board Meeting Held:	Scheduled for: February 23, 2016
Public Hearing Held:	Scheduled for: February 23, 2016
Consideration for Adoption by CDA:	Scheduled for: February 23, 2016
Consideration for Adoption by Common Council:	Scheduled for: March 1, 2016
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD



Tax Incremental District No. 1 Project Plan Amendment #5

City of Cudahy Officials

Common Council

John Hohenfeldt

Justin Moralez

Mary Schissel

Randy Hollenbeck

Jason Litkowiec

Richard Bartoshevich

Mayor

Council Member

Council Member

Council Member

Council Member

Council Member

City Staff

Dennis Broderick

Carolyn Toms-Neary

Brian Biernat

Paul Eberhardy

City Clerk - Treasurer

Director of Office Services

Economic Development Director

City Attorney

CDA

J. Litkowiec, Chair

R. Hollenbeck, V-Chair

J. Houlehen, Treasurer

R. Ceschin

S. Smith

R. Pheifer

Marty Van Hoof

B. Schuknecht, Exec. Dir.

Joint Review Board

City Representative

Milwaukee County

Milwaukee Area Technical College District

Cudahy School District

Public Member



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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District ("TID") No. 1 (The "TID" or "District") is an existing industrial district, created by a resolution of the City of Cudahy ("City") Common Council adopted on April 6, 1994 (the "Creation Resolution").

Previous Amendments

The District was first amended in 2000 (#1) when a resolution was adopted to add additional territory to the District, and to amend the list of projects to be undertaken. This amendment was the first of four territory amendments permitted for this District.

The District was amended again in 2002 (#2) and 2009 (#3) when a resolution was adopted to amend the list of projects to be undertaken. The amendment in 2009 also allowed project costs within a ½ mile radius.

Finally, the District was amended in 2010 (#4) when a resolution was adopted to remove territory from the District, and to amend the list of projects to be undertaken. This amendment was the second of four territory amendments permitted for this District.

Purpose of this Amendment (#5)

The City is amending the District to outline remaining expenditures the City plans to undertake within the District. The District's expenditure period ends on April 6, 2016. The City has identified remaining projects and initiatives necessary to accomplish the objectives of the District. To fund these initiatives, the City will deposit funds into an escrow account prior to April 6, 2016 to comply with the expenditure period. The transfer of funds to the escrow account to be used for specified projects is considered the expenditure by the City and the CDA under the TIF law. The escrow agent will disperse funds for expenditures incurred after April 6, 2016 for these initiatives in accordance with an escrow agreement. A detailed list of remaining project costs and initiatives is included within this Plan in Section 6.

Estimated Total Project Expenditures.

The original and amended Project Plan provides for estimated total project cost expenditures of \$64,488,791. In the last District plan amendment in 2010, the City included the following language: "For increases in excess of 25% over the cost of inflation of total project costs, the City would pursue an amendment to the Plan in accordance with the amendment procedures specified in Section 66.1105(4)(h) of the Wisconsin Statutes, which include review by the Joint Review Board". As of December 31, 2015, estimated project costs have totaled approximately \$77,431,459, which is 120% over the project amount and is within the 25% limit.

This proposed amendment would provide for additional estimated expenditures of \$2,231,447, for a revised total of \$79,662,906. Specific details as to the types, locations and cost estimates are found in Sections 7, 8 and 9 of this plan. It is anticipated that the remaining and additional projects will be completed in phases from 2016-2021. The projects are expected to be financed with District funds placed

into an escrow account, with the exception of ongoing debt obligations, which will be paid from increment generated annually.

Economic Development

Existing increment and fund balance is projected to cover additional costs proposed in this amendment. The additional projects proposed in this amendment are needed to accomplish the remaining economic development objectives of the District as outlined in Section 6.

Expected Termination of District

The District has a maximum statutory life of 27 years, and must close not later than April 6, 2021, resulting in a final collection of increment in budget year 2021. Based on the Economic Feasibility Study located in Section 10 of this Plan, the projected District closure is in 2021.

The City has discussed the benefits of utilizing the provision in Wisconsin Statutes 66.11105(6)(g) which states the following:

After the date on which a tax incremental district created by a city pays off the aggregate of all of its project costs, and notwithstanding the time at which such a district would otherwise be required to terminate a city may extend the life of the district for one year if the city does all of the following:

- a. The city adopts a resolution extending the life of the district for a specified number of months. The resolution shall specify how the city intends to improve its housing stock.
- b. The city forwards a copy of the resolution to the department of revenue, notifying the department that it must continue to authorize the allocation of tax increments to the District.

If the Department of Revenue receives a notice described above, it shall continue authorizing the allocation of tax increments to the District. If a city receives tax increments as described, the city shall use at least 75 percent of the increments received to benefit affordable housing in the city. The remaining portion of the increments shall be used by the city to improve the city's housing stock.

The City has developed a Neighborhood Loan Program and Neighborhood Preservation Program that could be funded under the one year extension described in Wisconsin Statutes 66.11105(6)(g) if the Common Council adopts a Resolution in 2021.

Summary of Findings

As required by Wisconsin Statutes Section.66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” amendment of the District’s Project Plan, the remaining development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:
 - The additional expenditures contemplated by the plan amendment are necessary to fully achieve the original goals of the District Project Plan, including creation of new tax base and other economic benefits. The City expects that without the amendment, the full development as projected will be less likely to occur.
 - These additional expenditures are associated with projects that were unanticipated at the time of District creation, but have now been determined necessary to enable the District to fully implement its Project Plan.

2. **The economic benefits of amending the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.**

In making this determination, the City has considered the following information:

- As demonstrated in the Economic Feasibility Section of this Project Plan amendment, the tax increments projected to be collected are more than sufficient to pay for the remaining proposed project costs. On this basis alone, the finding is supported.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - Given that it is not likely that the District will achieve all of the objectives of its Project Plan or in the same manner without the continued use of tax incremental financing (see finding # 1), and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the Project Plan is not amended in the full manner contemplated by the City.
 4. The boundaries of the District are not being amended. At the time of creation, and any subsequent additions of territory, not less than 50%, by area, of the real property within the District is suitable for industrial sites and zoned for industrial use within the meaning of Wisconsin Statutes Section 66.1101. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of the creation of the District, or at the time its boundaries were amended, will remain zoned for industrial use for the life of the District.
 5. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution and in any subsequent resolutions amending the boundaries of the District, the District remains declared an industrial district based on the identification and classification of the property included within the District.
 6. The Project Costs of the District relate directly to promoting industrial development in the District consistent with the purpose for which the District was created.
 7. The improvements of such area are likely to enhance significantly the value of substantially all of the other real property in the District.
 8. The City estimates that approximately 25% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 9. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District is an "Industrial District," created on a finding that at least 50%, by area, of the real property within the District was zoned and suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101. Since this amendment does not add any territory to the District, the District remains in compliance with this provision. Any real property within the District that was found suitable for industrial sites and was zoned for industrial use at the time of the creation of the District, or at the time its boundaries were amended, will remain zoned for industrial use for the life of the District.

Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the District have been amended twice prior to this Amendment. Since this amendment does not involve the addition or subtraction of territory from the District, it is not counted against the number of available boundary amendments.

This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan, or any component of previously adopted Project Plan Amendments, unless specifically stated. All components of the original Project Plan, and its previously adopted Project Plan Amendments, remain in effect.

A map depicting the current boundaries of the District is found in Section 3 of this Plan. Based upon the findings stated above, the original findings stated in the Creation Resolution, and the findings contained in any subsequent resolution adding territory to the District, the District remains an industrial district based on the identification and classification of the property included within the District.

SECTION 3:
Map of Current District Boundary



SECTION 4: Map Showing Existing Uses and Conditions

There will be no change to District boundaries, nor any changes to the existing uses and conditions within the District as a result of this amendment. A copy of this map can be found in the Original and Amended Project Plan Documents.

SECTION 5: Equalized Value Test

No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Amendment.

SECTION 6: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The proposed additional and updated projects costs within the District to be funded by proceeds deposited into an escrow account are described as follows.

Economic Development Fund

The Economic Development Fund addresses the cost of staff and department resources required to administer the outstanding contract management and administrative requirements associated with approved development agreements that incur obligations to the City extending into the next several years or through the end of the life of the District in 2021. Staff activities and department resources will also be required to ensure adequate ancillary economic development abutting and adjacent to projects built or under construction occurs so as to secure and preserve the value of the District, assist development throughout the City in the ensuing years, and through the remaining life of the District. Such activities may include marketing, land sales, closing costs, attorney's fees, survey work and related activity.

Retail Incentive Program

The purpose of this program is to serve as a catalyst in recreating a vibrant downtown trade area and marketplace. The incentives are available for all new retail or existing, relocated retail taking occupancy in new construction, mixed-use projects sponsored or approved by the CDA and located within the Lakeside Commons district. Funding for this program is available through the life of TID #1. Funding for qualified applicants will be encumbered on a first come, first served basis.

Eligibility and Requirements

All eligible retail and general business operations permitted under Cudahy's B-3 central business district zoning may apply for program incentive benefits, although preference shall be given to the following retail, entertainment and hospitality uses:

- 1) Dine-in restaurants
- 2) Convenience dining
- 3) Coffee shops
- 4) Specialty grocers, i.e. bakeries, butcher shops, delicatessens, seafood markets, confectionaries, fruit and produce markets, etc.
- 5) Specialty wine, malt beverage and distilled spirits.
- 6) Pubs, taverns and night clubs.
- 7) Retail clothiers
- 8) General merchandise retailers

- 9) Specialty furniture and home furnishings
- 10) Day spas and health fitness
- 11) Beauty and barber shops and related supply stores
- 12) Pharmacies
- 13) Banking and financial services
- 14) Art galleries and fashion exhibits
- 15) Crafting workshops, i.e. - glass blowing, blacksmithing, ceramics and pottery, millinery, antique reclamation, fine woodworking, etc.
- 16) Jewelry stores
- 17) Music and entertainment media stores
- 18) Boutique hotels
- 19) Micro-breweries and brew pubs

Eligible businesses must be for profit, generating sales tax and able to commit to and execute lease terms of a minimum of three years in new construction commercial space made available via CDA partnerships for redevelopment within the downtown district. Participating businesses must also commit to being open for business no less than 30 hours per week. Businesses currently not in the downtown district may be eligible for benefits if relocating to the downtown district and the move does not adversely impact the neighborhood being exited in a significant or lasting manner.

The CDA will review each application on a case-by-case basis and reserves the right to exclude businesses and business activities if they; are not consistent with the approved City redevelopment and development plans; do not benefit or protect the health, safety and welfare of the community; or fail to meet the objectives of this program.

Incentives

Incentives shall be rent subsidies provided in the form of a grant. Business applicants meeting program eligibility and obtaining approval via the review process shall be awarded disbursements payable to both lessee and lessor, with the initial disbursement within 30 days of execution of the original lease and on the anniversary thereof for the following two to four years. The maximum term of benefits is for a five year lease period. The subsidy shall not exceed 30% of the annual square foot cost of leased operating space, with a per project cap of not more than \$50,000 over a five year period.

Selection Criteria

- Qualifications and track record of business owners or managers
- Degree to which the business fills gaps identified in the 2009 Cudahy market study
- Degree to which the business contributes to the entertainment and hospitality meme desired for the downtown district
- Business viability/sustainability
- Business plan
- Financial history
- Hours of Operation
- Scope and scale of customer base
- Storefront plans
- Job creation

Implementation Procedures

- Applicant and landlord must be current on all municipal obligations, including property taxes, special assessments, or utility bills.
- Subsidies terminate if the business closes or fails, or fails to comply with any applicable state and local laws, codes or regulations.

- Prior to subsidy disbursements subsequent to the initial payment, the applicant shall provide the program annually updated financial and tax reports. Failure to do so may result in termination of the subsidy agreement. Reports indicating losses may subject the applicant to additional review and may jeopardize or delay disbursement of outstanding grant balances.
- Staff shall prepare an application and applicant evaluation package based on generally accepted public finance and/or commercial lending underwriting requirements. An application fee of \$100 shall be applied to every application.

Farmer's Market

The Cudahy Farmer's Market is identified by the City of Cudahy's 2020 Comprehensive Plan as an essential element to the revitalization of the Downtown District and a critical community development activity that brings shoppers, traffic and out-of-town visitors to Downtown Cudahy, a district that has been and continues to be the primary focus of City economic development efforts.

Squire Avenue parking lot – Downtown storm water management

Design and construction of state and regional regulatory, mandated storm water management systems required to obtain senior jurisdiction permits for approved in-fill development in the Downtown District.

Barnard Avenue Extension

Complete the extension of East Barnard Avenue from Sweet Applewood Drive to Nicholson Avenue, completing the planned street grid and traffic circulation facilities through the Sweet Applewood Business District. Bids for this project will be obtained in 2016.

Haven at Sweet Applewood Cost Additions

Change orders for construction activity on site that were unforeseen as a result of sub-grade environmental conditions of soil issues where cost to remediate was provided by the City through indemnifications under the approved development agreement.

Audi Development – Construction of new public road

The Community Development Authority of the City of Cudahy and the City Plan Commission both approved the construction of a new public road intersecting South Packard Avenue at the 6100 South Block and extending west just north of the Audi development at 6143 South Packard Avenue. The road construction will provide public access and municipal sewer and water to acreage that was otherwise landlocked behind existing development with frontage on Packard Avenue. Bids for this project will be obtained in 2016.

Contingency

A contingency of 15% of the total escrowed funds will be included as standard best practice since a large portion of activities funded under the escrow balance involves public construction projects where costs only reflect estimates at this time.

Audit Fees and TIF Amendment Fees

Costs associated with this amendment, annual audits, and final closeout audit required by statute upon TID closure.

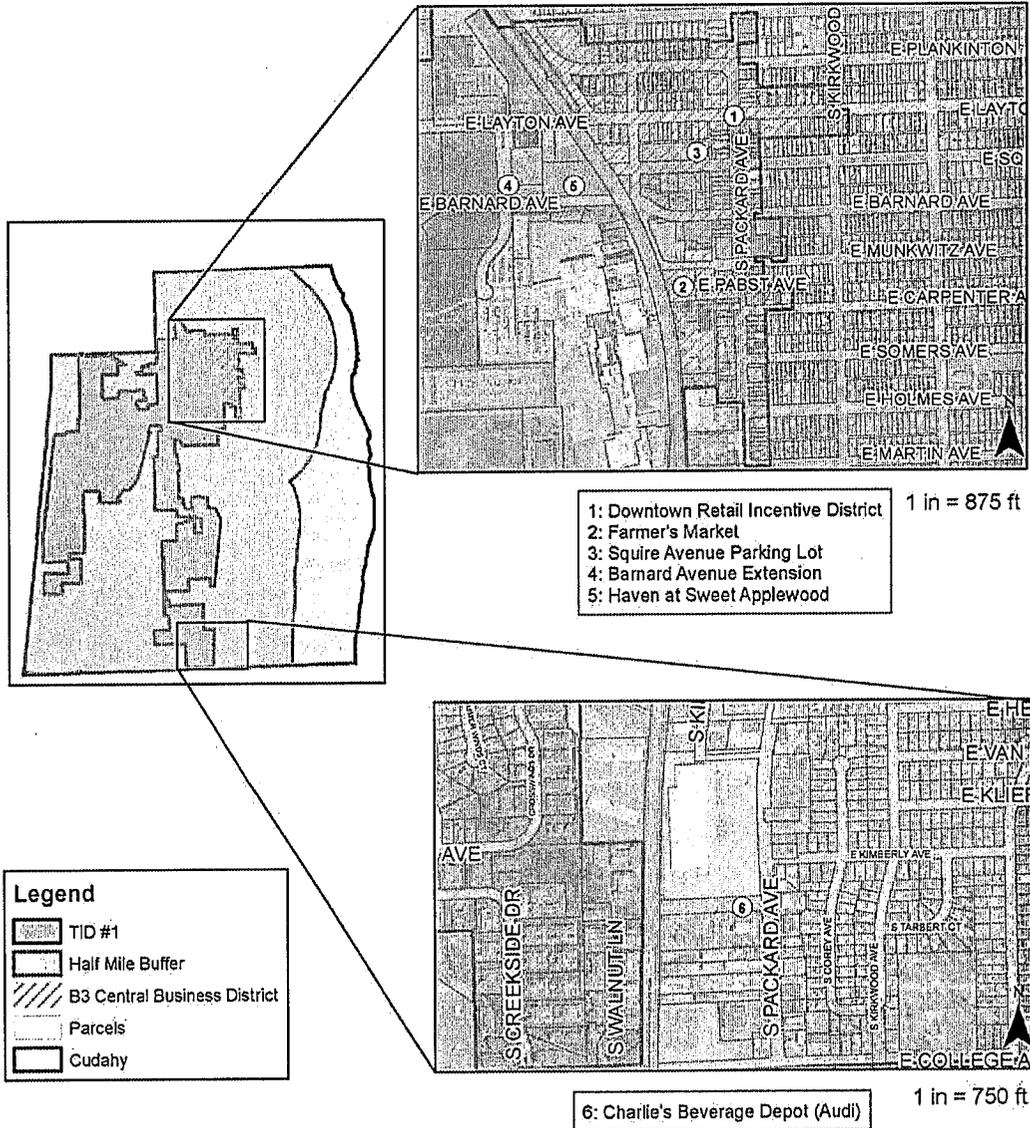
The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and listed in this Plan or the original Project Plan. To the extent the costs benefit the City outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received by the City in connection with the implementation of this Plan.

SECTION 7: Map Showing Proposed Improvements and Uses

City of Cudahy Tax Increment District #1

Remaining Project Costs



Map created in the City of Cudahy
 Department of Economic Development/
 Inspections & Zoning; February 2016.
 Parcel features and aerial image are courtesy of
 Milwaukee County Land Information Office.

SECTION 8: Detailed List of Existing and Additional Project Costs

This Section contains information relative to the specific projects and expenditures that the City anticipates it will undertake within the District during the remainder of the expenditure period. In addition, included for reference purposes, is a listing of the project cost estimates for the original District, and the amended plans, and the status of expenditures as of December 31, 2015.

All future projected costs are based on 2016 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2016 and the time of construction. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget, nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without further amending this Plan.

Estimated TIF Project Costs through 12/31/2015

City of Cudahy TID #1 Original Project Plan and Previous Plan Amendment Cost Summary	4/6/1994 Original	4/18/2000 1st Amendment	7/16/2002 2nd Amendment	5/19/2009 3rd Amendment	3/16/2010 4th Amendment	TOTAL	Actual Costs as of 12/31/2014
Category of Cost per plan							
Street, Streetscape, Sidewalk, Signage	8,118,700	725,000	752,880	2,150,000		11,746,580	16,236,018
Water Mains	1,329,000	150,000	190,000	-		1,669,000	813,689
Street Lights	517,000	-	300,000	-		817,000	727,602
Storm Sewer	2,845,500	200,000	295,000	-		3,340,500	1,413,035
Sanitary Sewer	1,798,000	250,000	375,000	-		2,423,000	2,970,625
Development Incentives	600,000	525,000	18,000,000	400,000	3,920,380	23,445,380	11,735,702
Relocation costs including utility relocations	300,000	-	500,000	-	1,000,000	1,800,000	153,252
Environmental audits	150,000	-	-	-		150,000	-
Environmental Remediation	2,000,000	2,210,000	600,000	-		4,810,000	334,218
Master plan & Mapping	185,000	-	-	-		185,000	-
Land Acquisition	800,000	-	3,200,000	2,000,000		6,000,000	2,791,005
Rehabilitation and redevelopment	1,500,000	3,630,000	-	-		5,130,000	5,615,446
Contingency	-	-	287,120	-		287,120	-
Downtown Beautification	-	-	-	-	60,000	60,000	20,036,041
Façade Improvements	-	-	-	-	560,000	560,000	464,674
Marketing	-	-	-	-	40,000	40,000	47,433
Housing (matching funds for grant)	-	-	-	-	300,000	300,000	-
Business Park	-	-	-	-	-	-	4,931,520
Parking	-	-	-	-	-	-	1,293,531
Subtotal capital	20,143,200	7,690,000	24,500,000	4,550,000	5,880,380	62,763,580	69,563,791
Finance Costs	301,500	167,813	111,625	86,288	136,985	804,211	1,249,215
Capitalized Interest	162,500	-	663,500	-	-	826,000	-
Administrative and organizational costs	95,000	-	-	-	-	95,000	3,426,921
Total Costs	20,702,200	7,857,813	25,275,125	4,636,288	6,017,365	64,488,791	74,239,927
Projected costs incurred in 2015							3,191,532
ESTIMATED COSTS AS OF 12/31/2015							<u>77,431,459</u>
Percentage over plan allowance							20%

Proposed TIF Project Cost Estimates

Remaining Project Costs From City of Cudahy
2016-2021

Status in
Cash Flow

<u>Map ID</u>	<u>Administrative</u>		
	Audit Fees	25,000	Admin costs: Shown in 2016, & 2017-2021
	TID Amendment Fees	13,000	Admin costs: Shown in 2016
	<u>Projects/Capital</u>		
	Economic Development Fund	600,000	Included in Capital/project costs in 2016
1	Retail Incentive Program	250,000	Included in Capital/project costs in 2016
2	Farmers Market	25,000	Included in Capital/project costs in 2016
3	Squire Avenue parking Lot	150,000	Included in Capital/project costs in 2016
4	Barnard Avenue Extension	350,000	Included in Capital/project costs in 2016
5	Haven Sweet Applewood Additions	50,000	Included in Capital/project costs in 2016
6	Audi Development	250,000	Included in Capital/project costs in 2016
	Contingency	120,000	Included in Capital/project costs in 2016
	Subtotal	<u>1,795,000</u>	
	<u>Municipal Revenue Obligations</u>		
	Cudahy Self Storage	2,340	Show as TIF PAYGO in cash flow
	New Meadows	396,107	Show as TIF PAYGO in cash flow
	Subtotal	<u>398,447</u>	
	TOTAL COSTS 2016-2021	2,231,447	
	ESTIMATED COSTS AS OF 12/31/2015	<u>77,431,459</u>	
	TOTAL PROJECT COSTS	79,662,906	
	Amount Deposited to Escrow (excludes MRO)	1,833,000	
	Neighborhood Loan Program*	200,000	Not included in cash flow
	Neighborhood Preservation Program*	<u>582,000</u>	Not included in cash flow
		782,000	

Notes:

* Project costs identified above in the amount of \$782,000 could support affordable housing and housing stock could be paid from additional year of increment in 2022 if Council adopts a Resolution in 2021.

SECTION 9: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

This amendment modifies the specific projects and expenditures that the City anticipates it will undertake within the District during the remainder of the District's maximum life. These projects will be funded by proceeds deposited into an escrow account prior to the end of the expenditure period.

The information and exhibits contained within this Section demonstrate that the District, as proposed to be amended, will remain economically feasible insofar as:

- The City expects to complete the remaining projects in one or more phases, and can adjust the timing of implementation as needed to coincide with the pace of private development.
- Existing development is anticipated to generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) an updated projection of tax increments to be collected within the District, and 2) an updated cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

The remaining project costs, with the exception of debt service, will be paid from funds deposited into an escrow account. The City may issue General Obligation Refunding Bonds or Community Development Authority Lease Revenue Refunding Bonds to lower debt service costs over the remaining life of the District if market conditions are favorable.

Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

Plan Implementation

As stated in the original and amended project plans, projects identified will provide the necessary anticipated governmental services and development incentives to the remaining district. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements, if any. The City reserves the right to alter the implementation of this Plan to accomplish this objective. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Historic Increment Collections & Increment Projections

Cudahy Tax Increment District #1								
							Creation Date	4/6/94
							Max Life	4/6/21
Tax Increment Forecast -							Expenditure period ends	4/6/16
							Last revenue collection	4/6/21
Base Value		73,249,200		Inflation Factor		0.00%		
				Tax Rate Adjustment Factor		0.00		
				After 3 Yrs.		0.00%		
Construction Year	Valuation Year	Revenue Year	Inflation Increment	Value Added	Valuation Increment	Tax Rate	Tax Increment	
1	1994	1995	1996	3,499,400	3,499,400	36.08	126,254	
2	1995	1996	1997	11,452,300	14,951,700	31.66	473,366	
3	1996	1997	1998	8,013,800	22,965,500	32.45	745,128	
4	1997	1998	1999	11,087,400	34,052,900	32.09	1,092,688	
5	1998	1999	2000	14,742,000	48,794,900	30.73	1,499,385	
6	1999	2000	2001	22,312,200	71,107,100	30.77	2,188,098	
7	2000	2001	2002	28,206,900	99,314,000	29.83	2,962,847	
8	2001	2002	2003	23,158,400	122,472,400	29.31	3,589,857	
9	2002	2003	2004	17,357,600	139,830,000	27.55	3,852,317	
10	2003	2004	2005	20,766,900	160,596,900	27.81	4,466,200	
11	2004	2005	2006	22,792,800	183,389,700	25.00	4,584,746	
12	2005	2006	2007	36,645,700	219,035,400	23.64	5,178,444	
13	2006	2007	2008	24,963,400	243,998,800	24.43	5,960,499	
14	2007	2008	2009	19,092,000	263,090,800	25.00	6,578,582	
15	2008	2009	2010	(9,951,200)	253,139,600	25.23	6,386,904	
16	2009	2010	2011	(53,057,000)	200,082,600	26.92	5,386,814	
17	2010	2011	2012	5,385,700	205,468,300	26.60	5,466,099	
18	2011	2012	2013	(15,724,100)	189,744,200	27.49	5,216,248	
19	2012	2013	2014	5,541,400	195,285,600	28.82	5,628,386	
20	2013	2014	2015	(10,587,800)	184,697,800	27.27	5,036,132	
21	2014	2015	2016	(14,307,700)	170,390,100	30.16	5,138,714	
22	2015	2016	2017		170,390,100	27.27	4,646,538	
23	2016	2017	2018		170,390,100	27.27	4,646,538	
24	2017	2018	2019		170,390,100	27.27	4,646,538	
25	2018	2019	2020		170,390,100	27.27	4,646,538	
26	2019	2020	2021		170,390,100	27.27	4,646,538	
27	2020	2021	2022		170,390,100	27.27	*	
Totals				170,390,100			104,790,397	

* NOTE: The DOR Has determined that the current statutes provide that districts created prior to 5/15 or After 9/30 will get one less year of revenue. than districts created between these dates. Since Cudahy TID 1 was created in April of 1994 the final revenue year is projected at 2021.

Cash Flow – 3 pages

City of Cudahy, WI

Tax Increment District No. 1

Cash Flow Pro Forma #1 Page 1 of 3

Year	Revenues										Expenditures				
	Tax Increments	Investment Earnings (Fund Bal.)	Computer Aid	WE Energies Rebate	Land Sale	Transfer from Debt Service	Transfer From Capital Project Fund	2006 DSR ²	2011 DSR ²	2012A DSR ²	2013A DSR ²	Total Revenues	G.O. Bonds \$7,070,000 Dated 3/7/2007	G.O. Bonds \$2,210,000 Dated 4/2/2008	
		0-10%										Prin (3/1)	Interest	Prin (4/1)	Interest
2014															
2015	5,036,132	6,956	54,082	15,838	49,251		1,000,000					285,000	152,146	80,000	24,095
2016	5,138,714	2,984	30,000			3,272,553	500,000					400,000	138,874	85,000	21,249
2017	4,646,538	4,400	30,000									500,000	121,436	90,000	18,230
2018	4,646,538	3,131	30,000									575,000	100,608	95,000	15,039
2019	4,646,538	1,563	30,000							526,513		675,000	76,136	105,000	11,300
2020	4,646,538	988	30,000									775,000	47,499	115,000	6,900
2021	4,646,538	1,380	30,000					318,008	358,009			815,000	16,096	115,000	2,300
2022															
Total	33,407,536	21,402	234,082	15,838	49,251	3,272,553	1,500,000	318,008	358,009	526,513	40,325,707	4,025,000	652,795	685,000	99,113

NOTES:

1. Cumulative Balance for 2014 ties to fund balance information provided by City
2. Debt Service Reserve Balances per U.S. Bank as of 12/31/2014.
3. MRO payments for Gorman/New Meadows
4. MRO payments for Cudahy Self Storage

City of Cudahy, WI

Tax Increment District No. 1

Cash Flow Pro Forma #1 Page 2 of 3

Expenditures

Year	Taxable G.O. Bonds \$3,950,000 Dated 12/8/2009		G.O. Refunding Bonds \$4,140,000 Dated 9/9/2010		G.O. Bonds \$11,755,000 Dated 10/13/2011		G.O. Refunding Bonds \$5,255,000 Dated 4/12/2012		Taxable G.O. Ref. Bonds \$1,825,000 Dated 4/12/2012		G.O. Refunding Bonds \$5,225,000 Dated 5/23/2013		CDA Lease Rev. Bonds \$6,415,000 6/28/2006	
	Prin (10/1)	Interest	Prin (11/1)	Interest	Prin (3/1)	Interest	Prin (6/1)	Interest	Prin (4/1)	Interest	Prin (10/1)	Interest	Prin (6/1)	Interest
2014														
2015	300,000	141,438	520,000	55,913	185,000	70,800	350,000	53,288	130,000	35,328	290,000	87,400	1,020,000	220,278
2016	325,000	130,938	510,000	44,213	205,000	65,669	225,000	47,538	125,000	33,499	335,000	81,600	1,020,000	177,948
2017	350,000	118,425	495,000	32,738	205,000	59,775	270,000	42,588	125,000	31,312	390,000	71,550	1,160,000	131,878
2018	450,000	103,900	485,000	21,600	305,000	52,125	290,000	36,988	120,000	28,865	435,000	59,850	1,220,000	80,693
2019	500,000	82,975	475,000	10,688	350,000	42,300	310,000	30,600	120,000	26,165	475,000	46,800	1,245,000	27,079
2020	550,000	58,975			395,000	31,125	305,000	23,681	260,000	21,328	535,000	32,550		
2021	600,000	31,200			390,000	19,350	340,000	16,000	305,000	13,645	550,000	16,500		
2022					450,000	6,750	470,000	5,875	300,000	4,688				
	3,075,000	667,850	2,485,000	165,150	2,485,000	347,894	2,560,000	256,556	1,485,000	194,829	3,010,000	396,250	5,665,000	637,874

NOTES:

1. Cumulative Balance for 2014 ties to fund balance information provided by City
2. Debt Service Reserve Balances per U.S. Bank as of 12/31/2014.
3. MRO payments for Gorman/New Meadows
4. MRO payments for Cudahy Self Storage

City of Cudahy, WI

Tax Increment District No. 1
Cash Flow Pro Forma #1 Page 3 of 3



CDA Lease Rev. Ref Bonds				CDA Lease Rev. Ref Bonds				CDA Lease Rev. Ref Bonds				CDA Lease Rev. Ref Bonds				Balances		Project Cost	
dated 10/13/2011		dated 3/14/2012		dated 3/7/2013		dated 3/7/2013		dated 3/7/2013		dated 3/7/2013		dated 3/7/2013		dated 3/7/2013		dated 3/7/2013		dated 3/7/2013	
Prin	Int	Prin	Int	Annual	Cumulative ³	Principal Outstanding	Year												
270,000	65,420	235,000	65,453	805,000	55,861	805,000	55,861	805,000	55,861	805,000	55,861	805,000	55,861	805,000	55,861	(4,469,541)	7,453,743	36,090,000	2014
260,000	61,055	230,000	62,955	1,025,000	47,315	1,025,000	47,315	1,025,000	47,315	1,025,000	47,315	1,025,000	47,315	1,025,000	47,315	1,415,474	2,984,202	31,620,000	2015
305,000	55,513	225,000	60,114	995,000	36,220	995,000	36,220	995,000	36,220	995,000	36,220	995,000	36,220	995,000	36,220	1,268,926	4,399,676	26,875,000	2016
315,000	48,530	315,000	55,996	955,000	23,088	955,000	23,088	955,000	23,088	955,000	23,088	955,000	23,088	955,000	23,088	(1,567,699)	3,130,750	21,765,000	2017
340,000	40,160	385,000	49,644	910,000	7,963	910,000	7,963	910,000	7,963	910,000	7,963	910,000	7,963	910,000	7,963	(574,765)	1,563,051	16,205,000	2018
375,000	29,945	625,000	39,015	4,226,018	4,286,104	4,226,018	4,286,104	4,226,018	4,286,104	4,226,018	4,286,104	4,226,018	4,286,104	4,226,018	4,286,104	391,422	988,286	10,315,000	2019
380,000	18,335	635,000	24,520	4,287,946	4,348,093	4,287,946	4,348,093	4,287,946	4,348,093	4,287,946	4,348,093	4,287,946	4,348,093	4,287,946	4,348,093	1,005,902	2,385,609	2,250,000	2021
380,000	6,175	650,000	8,450	2,281,938	2,342,024	2,281,938	2,342,024	2,281,938	2,342,024	2,281,938	2,342,024	2,281,938	2,342,024	2,281,938	2,342,024	(2,342,024)	0	0	2022
2,625,000	325,133	3,300,000	366,146	4,690,000	170,446	4,690,000	170,446	4,690,000	170,446	4,690,000	170,446	4,690,000	170,446	4,690,000	170,446	53,312	47,735,865	0	2022

NOTES:

- Cumulative Balance for 2014 ties to fund balance information provided by City
- Debt Service Reserve Balances per U.S. Bank as of 12/31/2014.
- MRO payments for Gorman/New Meadows
- MRO payments for Cudahy Self Storage

Projected TID Closure

SECTION 10: Annexed Property

No territory will be added or subtracted from the District as a result of this amendment.

SECTION 11: Proposed Zoning Ordinance Changes

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Project Plan amendment. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.

SECTION 12: Proposed Changes in Master Plan, Map, Building Codes and City of Cudahy Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 13: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes chapter 32.

SECTION 14:
Orderly Development and Redevelopment of the City of
Cudahy

This Project Plan Amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development and redevelopment of the City.

SECTION 15:
List of Estimated Non-Project Costs

Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with tax incremental finance funds. The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 16:
Opinion of Attorney for the City of Cudahy Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

February 17, 2016

SAMPLE

Mayor John Hohenfeldt
City of Cudahy
5050 S. Lake Drive
Cudahy, Wisconsin 53110

RE: City of Cudahy, Wisconsin Tax Incremental District No. 1 Amendment

Dear Mayor:

As City Attorney for the City of Cudahy, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Paul Eberhardy
City of Cudahy

Exhibit A:
**Calculation of the Share of Projected Tax Increments
 Estimated to be Paid by the Owners of Property in the
 Overlying Taxing Jurisdictions**

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.							
Statement of Taxes Data Year:				2015			
County				4,700,974			14.22%
MMSD				1,597,508			4.83%
City				13,961,275			42.25%
School				11,637,331			35.21%
Technical College				1,151,202			3.48%
Total				33,048,290			

Revenue Year	County	MMSD	City	School	Technical College	Total	Revenue Year
2016	730,959	248,398	2,170,854	1,809,501	179,002	5,138,714	2016
2017	660,950	224,607	1,962,933	1,636,191	161,857	4,646,538	2017
2018	660,950	224,607	1,962,933	1,636,191	161,857	4,646,538	2018
2019	660,950	224,607	1,962,933	1,636,191	161,857	4,646,538	2019
2020	660,950	224,607	1,962,933	1,636,191	161,857	4,646,538	2020
2021	660,950	224,607	1,962,933	1,636,191	161,857	4,646,538	2021
	<u>4,035,708</u>	<u>1,371,434</u>	<u>11,985,521</u>	<u>9,990,454</u>	<u>988,288</u>	<u>28,371,404</u>	

Notes:
 The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

RESOLUTION NO. 02-2016

**RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 1
CITY OF CUDAHY, WISCONSIN**

WHEREAS, the City of Cudahy (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 1 (the "District") was created by the City on April 6, 1994 as an industrial district; and,

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105, (the "Tax Increment Law"); and,

WHEREAS, the proposed additional and updated projects costs may include, but are not limited to: various public improvements and cash grants to owners, lessees or developers of land located within the District (development incentives), and professional and organizational services, administrative costs, and finance costs; and,

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the Cudahy School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the CDA, on February 23, 2016 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the CDA of the City of Cudahy that:

1. The boundaries of Tax Incremental District No. 1 remain unchanged as specified in Exhibit A of this Resolution
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

Adopted this ____ day of _____, 2016.

CDA Chair

Secretary of the CDA

**COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF CUDAHY, WISCONSIN**

**RESOLUTION NO. 03-2016
ADOPTING THE REDEVELOPMENT DISTRICT NO.2 PLAN**

WHEREAS, the Community Development Authority of the City of Cudahy, Wisconsin (the "Authority"), is a community development authority duly organized by the City of Cudahy, Wisconsin (the "City"), pursuant to the provisions of Section 66.1335 of the Wisconsin Statutes;

WHEREAS, under the provisions of Sections 66.1333 and 66.1335 of the Wisconsin Statutes (collectively, the "Act"), community development authorities have the power to prepare and implement redevelopment plans, purchase real property necessary or incidental to a redevelopment project; to lease, sell or otherwise dispose of the same in accordance with a redevelopment plan; and to issue bonds and other forms of indebtedness;

WHEREAS, on January 26, 2016, the Authority did conduct a required public hearing for the review of and public comment on the Redevelopment District No. 2 Plan (Plan), followed by action to conditionally approve the Plan;

WHEREAS, the Plan was referred to the Common Council by the Authority for review and public comment at a regular meeting on February 2, 2016, followed by action to approve the Plan;

WHEREAS, the Authority desires to promote, facilitate and encourage the development and redevelopment of the City of Cudahy;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Authority that it hereby approves and adopts the Redevelopment District No. 2 Plan:

Adopted this 23rd day of February, 2016.

**COMMUNITY DEVELOPMENT
AUTHORITY OF THE CITY OF
CUDAHY, WISCONSIN**

By: _____
Jason Litkowiec, Chairperson

By: _____
Bruce Schuknecht, Executive Director

CERTIFICATION BY EXECUTIVE DIRECTOR

I, Bruce Schuknecht, being first duly sworn, hereby certify that I am the duly qualified and acting Executive Director of the Community Development Authority of the City of Cudahy, Milwaukee County, Wisconsin (the "Authority"), and as such I have in my possession, or have access to, the complete corporate records of the Authority and of its governing body; that I have carefully compared the transcript attached hereto with the aforesaid records; and that said transcript attached hereto is a true, correct and complete copy of all of the records in relation to the adoption of **RESOLUTION NO. 03-2016, ADOPTING THE REDEVELOPMENT DISTRICT NO.2 PLAN**

I hereby further certify as follows:

1. Said Resolution was considered for adoption by the Authority at a meeting held at City Hall, 5050 South Lake Drive, Cudahy, Wisconsin, at 5:30 p.m. on February 23, 2016. Said meeting was a regular meeting of the Authority and was held in open session.

2. Said Resolution was on the agenda for said meeting and public notice thereof was given not less than twenty-four (24) hours prior to the commencement of said meeting in compliance with Section 19.84 of the Wisconsin Statutes, including, without limitation, by posting on the bulletin board in the City Hall, by notice to those news media who have filed a written request for notice of meetings, and by notice to the official newspaper of the City.

3. Said meeting was called to order by Jason Litkowicz who chaired the meeting. Upon roll, I noted and recorded that the following commissioners were present:

_____	_____
_____	_____
_____	_____
_____	_____

and that the following commissioners were absent:

_____	_____
-------	-------

I noted and recorded that a quorum was present.

Various matters and business were taken up during the course of the meeting. One of the matters taken up was said Resolution, which was introduced, and its adoption was moved by _____ and seconded by _____.

Following discussion and after all commissioners who desired to do so had expressed their views for or against said Resolution, the question was called, and upon roll being called and the continued presence of a quorum being noted, the recorded vote was as follows:

AYE:

NAY:

ABSTAINED:

Whereupon the meeting chair declared said Resolution adopted, and I so recorded it.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the Authority, if any, as of the 23rd day of February, 2016.

**COMMUNITY DEVELOPMENT
AUTHORITY OF THE CITY OF
CUDAHY, WISCONSIN**

[NO SEAL]

By: _____
Bruce Schuknecht, Executive Director



YUMMY YUMMY IN YOUR TUMMY

4745 S. Packard Ave
Cudahy, WI 53110
(414)940-0725

jenssweettreats@outlook.com

1-26-2016

To Whom It May Concern:

My name is Jennifer Clark, I own Jen's Sweet Treats in downtown Cudahy. I am a big supporter of the community and its events. On Veteran's Day weekend, November 11-13th, 2016; we will be holding a fundraiser at our shop. We will be offering not only our sweet treats, but a brat fry with delicious lunch items, a bucket raffle, a silent auction, and a huge rummage sale with all proceeds going to the Stars and Stripes Honor Flight. We will be donating 100% of our daily shop sales from the entire weekend. On November 26-27th, we will be holding a Christmas fundraiser aka Santa's Village raising funds to provide Christmas for families in need up and down the South Shore. Because of our limited space at Jen's Sweet Treats, we are asking permission of the CDA to use the vacant lot on the northwest corner of Packard and Squire to erect two tents for our fundraisers. We will be able to provide a copy of an extension of premise on our insurance policy to the CDA. Thank you for your consideration in sharing your space allowing us to raise money for two great causes

If you have any questions regarding this, feel free to contact me at
414-940-0725.

Sincerely,

Jennifer Clark (Jen)
Jen's Sweet Treats