

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

Roll Call

Chairman Ald. Jason Litkowiec called the meeting to order at 5:34 pm. The following members were present: Jeff Schlax, Joan Houlehen, Bob Grams, and Marty Van Hoof. Excused: Randy Pheifer and Ald. Randy Hollenbeck. Also present: Mayor John Hohenfeldt and Executive Director Brian Biernat

Meeting Statement

The Chair read the Statement of Public Notice.

Minutes

Motion made by Houlehen, seconded by Van Hoof to approve the minutes of June 28, 2016 meeting minutes. Motion carried.

Old Business

1. None

New Business

2. Convene Closed Session – Schlax moved, seconded by Van Hoof, to 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.

- Review and discuss a proposed purchase agreement submitted by Macro Hospitality, LLC for 2 acres, with option for 2 additional acres, for Penn Place development, Phase I.
- Review and discuss staff updates regarding Penn Place development activity and interim financing strategies.

On the roll:

Van Hoof – aye, Houlehen – aye, Grams – aye, Schlax – aye, Litkowiec – aye. Motion carried.

Reconvene in Open Session – Van Hoof moved, seconded by Houlehen, to reconvene into open session.

On the roll: Houlehen – aye, Grams – aye, Van Hoof – aye, Schlax – aye, Litkowiec – aye. Motion carried. Time 6:47 p.m.

3. Appropriate action regarding a proposed purchase agreement submitted by Macro Hospitality, LLC for 2 acres, with option for 2 additional acres, involving Penn Place development, Phase I. Van Hoof moved, seconded by Houlehen. On the roll: Van Hoof – aye, Houlehen – aye, Grams – aye, Schlax – aye, Litkowiec – aye. Motion carried.
4. Discussion and appropriate action regarding the Commercial Property Associates proposal for services submitted by Jon Thoresen. No action taken.
5. Discussion and appropriate action regarding the Vandewalle and Associates proposal for services. Schlax moved, seconded by Houlehen. On the roll: Van Hoof – aye, Houlehen – aye, Grams – aye, Schlax – aye, Litkowiec – aye. Motion carried.
6. Discussion and appropriate action regarding July 2016 financials for ETID #2, prepared by Bruce Schuknecht. Item was presented for informational purposes. No action taken.

7. Discussion and appropriate action regarding Mayoral request for signage placement on CDA property. Van Hoof moved, seconded by Schlax. On the roll: Van Hoof – aye, Houlehen – aye, Grams – aye, Schlax – aye, Litkowiec – abstain. Motion carried.
8. Discussion of the Ehlers and Associates prepared Pre Sale Report for City of Cudahy Taxable General Obligation Refunding Bonds, Series 2016D, for informational purposes. No action taken.
9. Discussion and appropriate action regarding update of Judith Ebert's interest in development of 4949 South Packard Avenue. Houlehen moved, seconded by Schlax. On the roll: Van Hoof – aye, Houlehen – aye, Grams – aye, Schlax – aye, Litkowiec – abstain. Motion carried.

Adjourn

Van Hoof moved, seconded by Schlax to adjourn. Motion carried.
Meeting ended at 7:02 p.m.

Next CDA meeting: August 23, 2016 @ 5:30p.m.

Respectfully submitted:
Brian F. Biernat
Executive Director