

**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 August 27, 2013 @ 5:30 P.M.**

ROLL CALL

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

MEETING STATEMENT

The proper open meeting statement was read at this time.

MINUTES

MOTION WAS MADE BY RANDY PHEIFER, SECOND BY RICK CESCHIN to approve the minutes from the July 27, 2013 CDA meeting. Motion carried unanimously.

NEW BUSINESS

1. Discussion and appropriate action on the offer to purchase and terms of its addendum submitted by Dan Carmody for the CDA-owned property at 3510-3530 E. Squire Ave. **MOTION MADE BY RICK CESCHIN, SECOND BY RANDY PHEIFER** to approve the offer to purchase the property located at 3510-3530 E. Squire Ave. Motion carried unanimously.
2. Discussion and appropriate action on the offer to sell 4766 S. Whitnall Avenue, a non-conforming residential use in the M-1 Limited Manufacturing District abutting other CDA owned parcel, to the CDA and near term property disposition strategy. **MOTION MADE BY JOAN HOULEHEN, SECOND BY ALD. JASON LITKOWIEC** to purchase the property located at 4766 S. Whitnall Avenue. Motion carried unanimously.
3. Discussion and appropriate action on the proposed implementation of a housing program targeted at converting eligible two-family homes into single family homes obligated to a period of owner-occupancy. Staff has conferred with the Village of Shorewood, which has been successfully operating such a program for several years. No action taken.
4. Presentation by City Engineer Mary Jo Lange regarding public improvement projects under contract, pending and proposed within active tax increment districts in the City of Cudahy and discussion of estimated costs and any possible reprogramming of funds for terminated projects. **MOTION MADE BY ALD. JASON LITKOWIEC, SECOND BY JOAN HOULEHEN** to approve the Edgerton Ave, Gateway, and Centerpoint project balances transferred to Storm Water facilities within the TID for future development. 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 ALD. JASON LITKOWIEC, SECOND BY RANDY PHEIFER to adjourn into closed session. Motion carried unanimously.

MOTION MADE BY RANDY PHEIFER, SECOND BY ALD. RANDY HOLLENBECK to adjourn closed session and reconvene in open session. Motion Carried unanimously.

5. Appropriate action regarding discussion in closed session involving proposed negotiation of potential amendments to the development agreement sought to accommodate the development plan for ETID #2 in a manner proportionate to the proposed increase in scale, scope, and value. **MOTION MADE BY RANDY PHEIFER, SECOND BY ALD. RANDY HOLLENBECK** to approve Quarles & Brady to negotiate any potential amendments to the development agreement sought to accommodate the plan for ETID #2. Motion carried unanimously.

MOTION MADE BY JOAN HOULEHEN, SECOND BY ALD. RANDY HOLLENBECK to adjourn the meeting at 7:42pm. Motion carried unanimously.