

**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 24, 2013 @ 5:30 P.M.**

**ROLL CALL**

Chairperson Marty Van Hoof called the meeting to order at 5:45 pm. The following answered “present” to the roll call: Randy Pheifer, Ald. Randy Hollenbeck, Ald. Jason Litkowiec, Sean Smith, and Joan Houlehen. Rick Ceschin and Bruce Schuknecht excused. Also present Mayor John Hohenfeldt and Economic Development Director Brian Biernat.

**MEETING STATEMENT**

The proper open meeting statement was read at this time.

**MINUTES**

**MOTION WAS MADE BY JASON LITKOWIEC, SECOND BY RANDY PHEIFER** to approve the minutes from the August 27, 2013 CDA meeting. Motion carried unanimously.

**OLD BUSINESS**

3. Brian Biernat reported to the CDA on closing of the property at 4766 South Whitnall Avenue, HUD 1 settlement statement and the scheduled closing of September 30<sup>th</sup>. No action required.
4. Brian Biernat reported on closing of land sale to Dan Carmody for Squire Avenue, moving forward of the CSM at the Plan Commission and pending Common Council approval on October 1<sup>st</sup> and meeting with Mr. Carmody on Sept 29<sup>th</sup> to discuss any issues regarding the closing. The closing should occur within around 15 days. No action required.
5. Mayor Hohenfeldt provided the CDA an update regarding duplex conversion program and the meeting held with North Shore Bank, and protections that the CDA can put into the program since it will be a new program with the city. No action taken.

**A MOTION WAS MADE BY JASON LITKOWIEC, SECONDED BY RANDY HOLLENBECK** to amend the agenda and remain in open session until the end of the meeting, then take the close session item last. On a Roll Call Vote motion carried unanimously.

**NEW BUSINESS**

**OPEN SESSION**

7. Brian Biernat explained the letter identifying an offer to sell real estate (the offer to sell the property at 4854 South Packard Avenue, known as Wayne’s on Packard, to the Community Development Authority of the City of Cudahy submitted by Atty. Leonard Lewensohn on behalf of owner DeWayne Quinn) at 4854 South Packard Avenue. They also indicated that another property at 4858 was also potentially interested in selling their property as they presented to the city. They are interest to see if the CDA is interested in the acquisition of the property. The approximate assessed value provided was around \$175,000 for this property and approximately \$110,000 for the property at 4858. Discussion ensued of utilization of same services as utilized by the CDA and Mr. Bill Kratzke on the Whitnall Avenue acquisition. **A MOTION WAS MADE BY RANDY HOLLENBECK, SECONDED BY JASON LITKOWIEC** TO utilize the services of Bill Kratzke for a comprehensive fair market value study. Motion passed 6-0 on a Roll Call Vote.
8. Brian Biernat explained the letter identifying an offer to sell real estate (the offer to sell the property at 4858 South Packard Avenue, known as Dusty’s, to the Community Development Authority of the City of Cudahy submitted by Atty. Leonard Lewensohn on behalf of owner Kelly Graf) They are interest to see if the CDA is interested in the acquisition of the property. The approximate assessed value provided was around \$175,000 for this property and

approximately \$110,000 for the property at 4858. Discussion ensued of utilization of same services as utilized by the CDA and Mr. Bill Kratzke on the Whitnall Avenue acquisition. **A MOTION WAS MADE BY RANDY HOLLENBECK, SECONDED BY JASON LITKOWIEC TO** utilize the services of Bill Kratzke for a comprehensive fair market value study. Motion passed 6-0 on a Roll Call vote.

9. Josh Jeffers and Mary Renzaglia of LM Consulting presented their proposal for the 3400 block of East Barnard Avenue. Currently CBRF's in Cudahy are full. The facility proposed would be a 20 bed facility with a 20 with connected dining room. The CBRF would be on 2 acres on Barnard Avenue. Josh Jeffers would also look at a high density building (4 story 1<sup>st</sup> floor retail, 2<sup>nd</sup> through 4<sup>th</sup> floors residential) on the 1.267 acres on the Layton Avenue parcels, separate from this proposal. C.L.E. is excited to get into Cudahy based on their market study and need within the community. Discussion ensued by the CDA with questions and answers. Questions arose on the site location for this and if other sites within the community were looked at. Other potential options and sites were discussed. Additional discussion ensued including other residential project within the downtown area. **A MOTION WAS MADE BY RANDY PHEIFER, SECONDED BY RANDY HOLLENBECK TO** proceed with discussion and appropriate action with LM Consulting for the property identified on Barnard Avenue. Roll call vote, motion passed 4-2 with Litkowiec, Hollenbeck, Van Hoof, Pheifer voting yes, Houlehen and Smith voting no.
10. Brian Biernat discussed the 85' x 239.6 foot parcel with frontage on Layton Avenue. Additional land acquisition may be needed to accommodate future development on this site, which would be in concurrence with CDA redevelopment efforts and objectives. **A MOTION WAS MADE BY JASON LITKOWIEC, SECONDED BY RANDY PHEIFER TO** allow staff to pursue negotiations on the 3400 block of Layton Avenue. On a roll call vote, motion carried unanimously.
11. Brian Biernat discussed the interest by Mr. Jeffers company and review of other potential sites in the downtown district owned by the CDA. Discussion ensued of potential development in mixed use and asking the interested party to look at mid to high end developments on those sites and to work appropriately with staff to bring potential proposals forward. No action was taken.

**Convene 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 **A MOTION WAS MADE BY RANDY PHEIFER, SECONDED BY RANDY HOLLENBECK 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.

6. Appropriate action regarding staff recommendations regarding amendments to the Amended and Restated Development Agreement by and among the City of Cudahy, the Community Development Authority of the City of Cudahy and Cobalt Partners, LLC. **A MOTION WAS MADE BY RANDY PHEIFER, SECONDED BY JASON LITKOWIEC TO** allow staff and legal counsel to take appropriate action to the agreement with adequate protections of the CDA and to submit the amendment back to the CDA for review and approval. Roll Call vote, motion carried unanimously.

**MOTION MADE BY RANDY PHEIFER, SECOND BY SEAN SMITH** to adjourn the meeting at 8:38pm. Motion carried unanimously.