

**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 October 22, 2013 @ 5:30 P.M.**

ROLL CALL

Chairperson Marty Van Hoof called the meeting to order at 5:32 pm. The following answered “present” to the roll call: Randy Pheifer, Ald. Randy Hollenbeck, Ald. Jason Litkowiec, Rick Ceschin, Joan Houlehen, and Sean Smith. 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 JOAN HOULEHEN, SECOND BY RANDY PHEIFER to approve the minutes from the September 24, 2013 CDA meeting. Motion carried unanimously.

OLD BUSINESS

3. Status of the property at 4766 S. Whitnall Avenue. No action taken.
4. Update memo from Mayor Hohenfeldt; review of documents and appropriate action regarding the duplex conversion program. **MOTION MADE BY RANDY PHEIFER, SECOND BY ALD. JASON LITKOWIEC** to approve the draft of the City of Cudahy Neighborhood Improvement Loan Manual. **MOTION MADE BY RICK CESCHIN, SECOND BY RANDY PHEIFER** to direct the Finance Director to make available \$ 200,000 from Fund # 105 TIF1 Fund Balance for the purpose of loans for the Neighborhood Improvement Program. **MOTION MADE BY RANDY PHEIFER, SECOND BY ALD. RANDY HOLLENBECK** to allow the City Attorney to work out the legal arrangements between North Shore Bank, the CDA and the City of Cudahy. **MOTION MADE BY RANDY PHEIFER, SECOND BY JOAN HOULEHEN** to recommend the City of Cudahy Neighborhood Improvement Loan Manual be approved by the Common Council. All motions carried unanimously.

NEW BUSINESS

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 JOAN HOULEHEN** to adjourn into closed session. Motion carried unanimously.

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

5. Appropriate action regarding draft 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. **MOTION MADE BY RICK CESCHIN, SECOND BY JOAN HOULEHEN** to approve the accepting of the amended and restated development agreement contingent of the following: elimination # 3 section 3.2, a project budget with a project timeline, plus having legal council auditing the documents within the box that was presented to the CDA committee from Colbalt. Motion carried unanimously.

MOTION MADE BY RICK CESCHIN, SECOND BY SEAN SMITH to adjourn the meeting at 9:03pm. Motion carried unanimously.