



COMMUNITY DEVELOPMENT AUTHORITY

5050 SOUTH LAKE DRIVE
P.O. BOX 100510
CUDAHY, WI 53110-6108

MEMBERS

R. Ceschin, Chair
M. Van Hoof, Vice-Chair
J. Houlehen, Treasurer
J. Mikolajczak
J. Litkowiec
S. Smith
R. Pfeifer
B. Schuknecht, Exec. Director

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February 23, 2012

A regular meeting of the **Community Development Authority** of the City of Cudahy scheduled for **Tuesday, February 28, 2012 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

Public Hearings

1. NONE.

Approval of Minutes of Prior Meeting(s)

1-24-2012

Reports from Officers

1. Report of Treasurer – Joan Houlehen; Bruce Schuknecht
2. Other

Old Business

1. Review staff information regarding hotel studies.

New Business

1. Discussion regarding staff recommendation to reprogram Façade Grant Program residual funding for housing stock stabilization in the City of Cudahy.
2. Discussion on the status of the MCSC-Cudahy project at 3623 E. Somers.
3. Discussion regarding City of Cudahy entrance signage.
4. Discussion regarding proposals for Phase I ESA to be performed on CDA vacant land subject to sale.
5. Discussion of Lease Revenue Bond pro forma and financial modeling for ETID#2.
6. Review the Letter on Intent/Offer to Purchase submitted by Dan Carmody and Fred Arbanella to acquire approximately .4 acre owned by the Community Development Authority of the City of Cudahy – the aggregated parcels identified as 3537 East Squire Avenue (tax key#6310059), 3545 East Squire Avenue (tax key#6310060), 3547 East Squire Avenue (tax key#6310061), and 3553 East Squire Avenue (tax key#6310062).
7. Review the Letter on Intent/Offer to Purchase, Clock Tower Project Executive Summary, Debt Coverage Worksheet, and Construction Costs Summary submitted by Clock Tower Development, LLC, to acquire approximately .45 acre owned by the Community Development Authority of the City of Cudahy – the aggregated parcels identified as 4718 South Kingan Avenue (tax key#6310020), 3510 East Squire Avenue (tax key#6310019), 3516 East Squire Avenue (tax key#6310018), and 3518 East Squire Avenue (tax key#6310017).

8. Request for authorization of staff to prepare closing documentation, exercise due diligence and incur usual and ordinary costs to facilitate pending CDA land sales.

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:

1. Action on Lease Revenue Bond pro forma and financial modeling for ETID#2.
2. Action on Letter of Intent/Offer to Purchase submitted by Carmody/Arbanella.
3. Action on Letter of Intent/Offer to Purchase submitted by Clock Tower Development, LLC.
4. Action on request for authorization of staff to prepare closing documentation, exercise due diligence and incur usual and ordinary costs to facilitate pending CDA land sales.

Updates -

1. Façade Program – Status of Projects
2. Grants
 - a. Ready for Reuse – DNR funding for IcePort
 - b. NSP – City of Milwaukee through State of WI for Packard Hall
3. Building Inspection/Neighborhood Preservation Program
4. Status of the MCSC-Cudahy project at 3623 E. Somers
5. Aerotropolis
6. Other

Next Regular Meeting: **March 27, 2012 @ 5:30 p.m.**

Adjourn

Your presence is requested.

Rick Ceschin /s/
Chair

cc: CDA members, Attorney Donald Schoenfeld, Attorney Jan Scott Pierce, 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 Americans 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 (414) 769-2204. The meeting room is wheelchair accessible from the west entrance on S. Lake Drive.