

**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 February 28, 2012 @ 5:30 P.M.**

**ROLL CALL**

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

**MEETING STATEMENT**

The proper open meeting statement was read at this time.

**MINUTES:**

01-24-2012 minutes held over.

**REPORTS FROM OFFICERS:**

As of January 31, 2012 the CDA M&I checking account has a balance of \$ 7,801.85.

**OLD BUSINESS**

1. Review staff information regarding hotel studies. **MOTION WAS MADE BY JOAN HOULEHEN, SECOND BY RANDY PHEIFER** to solicit three different vendors regarding hotel studies. Motion carried unanimously.

**NEW BUSINESS**

1. Discussion regarding staff recommendation to reprogram Façade Grant Program residual Funding for housing stock stabilization in the City of Cudahy. Discussion ensued, no action taken.
2. Discussion on the status of the MCSC Cudahy project at 3623 E. Somers. Discussion ensued, no action taken.
3. Discussion regarding City of Cudahy entrance signage. **MOTION WAS MADE BY MARTY VAN HOOFF, SECOND BY JOAN HOULEHEN** to deny funding for entrance signage. Motion carried six for and one against.
4. Discussion regarding proposals for Phase I ESA to be performed on CDA vacant land subject to sale. **MOTION WAS MADE BY MARTY VAN HOOFF, SECOND BY ALD. JASON LITKOWIEC** to accept proposals for Phase I ESA to be performed on CDA vacant land subject to sale. Motion carried unanimously.
5. Discussion of Lease Revenue Bond pro forma and financial modeling for ETID#2. **MOTION WAS MADE BY MARTY VAN HOOFF, SECOND BY ALD. JASON LITKOWIEC** to move forward with development, modify the developers agreement to include revised lease revenue bond issuance and to include a provision to escrow bond proceeds and authorize staff to prepare lease revenue bond issuance and work with legal council. Motion carried unanimously.

6. Review the letter on Intent/Offer to Purchase submitted by Dan Carmody and Fred Arbabella to acquire approximately .4 acre owned by the CDA of the City of Cudahy – the aggregated parcels identified as 3537 E. Squire Ave. (tax key # 6310059), 3545 E. Squire Ave. (tax key # 6310060), 3547 E. Squire Ave. (tax key # 6310061), and 3553 E. Squire Ave. (tax key # 6310062). **MOTION MADE BY JOAN HOULEHEN, SECOND BY ALD. JASON LITKOWIEC** to accept letter of intent to purchase the above parcels contingent upon execution of a developers agreement and legal review of sellers contingencies. Motion carried unanimously.
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 CDA of the City of Cudahy – the aggregated parcels identified as 4718 S. Kingan Ave. (tax key # 6310020), 3510 E. Squire Ave. (tax key # 6310019), 3516 E. Squire Ave. (tax key # 6310018), and 3518 E. Squire Ave. (tax key # 6310017). **MOTION MADE BY RANDY PHEIFER, SECOND BY ALD. JASON LITKOWIEC** to accept letter of intent to purchase the above parcels contingent upon execution of a developers agreement and legal review of sellers contingencies. Motion carried unanimously.
8. Request for authorization of staff to prepare closing documentation, exercise due diligence and incur usual and ordinary costs facilitate pending CDA land sales. **MOTION MADE BY MARTY VAN HOOFF, SECOND BY RANDY PHEIFER** to authorize staff to incur usual and ordinary costs to facilitate pending CDA sales. 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 MARTY VAN HOOFF, SECOND BY RANDY PHEIFER** to adjourn into closed session. Motion carried unanimously.

**MOTION MADE BY MARTY VAN HOOFF, SECOND BY RANDY PHEIFER** to adjourn closed session and reconvene in open session. Motion carried unanimously.

### **UPDATE**

1. Façade Program – Status of Projects. Phase of this program ending.
2. Grants a. Ready for use – wrapped up. b. NSP – quarterly forms need to be submitted.
3. Building Inspection Program – staff hiring’s discussed.
4. The Gift Shoppe – Wind Garden use. Corner of Whitnall & Nicholson Ave.
5. Aerotropolis – nothing new
6. Other – nothing discussed.

**MOTION MADE BY MARTY VAN HOOFF, SECOND BY ALD. JOE MIKOLAJCZAK** to adjourn the meeting at 7:54pm. Motion carried unanimously.