



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. Pheifer
B. Schuknecht, Exec. Director

PHONE: (414) 769-2200
EMAIL: rceschin@wi.rr.com

AGENDA

February 22, 2013

A regular meeting of the **Community Development Authority** of the City of Cudahy is scheduled for **Tuesday, February 26, 2013 at 6:30 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

Approval of Minutes of Prior Meeting(s)
August 28, 2012 (to be submitted by Counsel)
January 22, 2013
February 20, 2013

Reports from Officers

1. Report of Treasurer – Joan Houlehen
2. Report of Executive Director - Bruce Schuknecht

Old Business

None

New Business

3. Staff request for approval of funding for a standing procedure that allows use of TIF funds from excess TID #1 revenues to pay for demolition costs of residential properties within TID #1 and the ½ mile TID buffer zone subject to condemnation orders. Expenses incurred are reimbursed within 12 months by Milwaukee County. Currently, there are no department funds available for condemnation actions. Since the number of condemnation actions varies from year to year, a fixed cost cannot be recommended by staff.

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:

4. Discussion on the closing documentation addressing the acquisition of the parcel of land at 4866 South Packard Avenue by the Community Development Authority and review of the blight elimination strategy involving the subject parcel. Discussion regarding use of broker services to implement the blight elimination strategy at a cost not to exceed 10% of the assessed value of the targeted properties.

5. Discussion on an offer to purchase 3.73 acres of CDA-owned vacant land at 3275 East Layton Avenue and a draft development agreement setting terms and conditions for proposed plans submitted for informational purposes, subject to additional municipal reviews and approvals.

Reconvene Open Session -

6. Appropriate action on the closing documentation addressing the acquisition of the parcel of land at 4866 South Packard Avenue to the Community Development Authority and review of the blight elimination strategy involving the subject parcel. Discussion regarding use of broker services to implement the blight elimination strategy at a cost not to exceed 10% of the assessed value of the targeted properties.
7. Appropriate action on an offer to purchase 3.73 acres of CDA-owned vacant land at 3275 East Layton Avenue and a draft development agreement setting terms and conditions for proposed development plans submitted for informational purposes, subject to additional municipal reviews and approvals.
8. Review the request from Judy Carlin, owner of the Gift Shoppe at 4805 South Packard Avenue to renew the seasonal use of adjacent CDA-owned vacant property for her Wind Garden.

Other Matters

9. Discussion regarding staff progress preparing the policies and procedures for a home improvement low-zero interest revolving loan program.
10. Staff request for additional time to prepare broker incentive program policies and procedures.
11. Staff Request for additional time to prepare Request for Qualifications for professional services to assist with CDA business.

Next Regular Meeting: March 26, 2013 @ 6:30 p.m.

Adjourn

Your presence is requested.
Rick Ceschin /s/
Chair

cc: CDA members, 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.