



# COMMUNITY DEVELOPMENT AUTHORITY

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

## MEMBERS

*J. Litkowiec, Chair*  
*R. Hollenbeck, Vice-Chair*  
*J. Houlehen, Treasurer*  
*R. Ceschin*  
*S. Smith*  
*R. Pheifer*  
*Marty Van Hoof*  
*B. Schuknecht, Exec. Director*

PHONE: (414) 769-2200

EMAIL: [schuknechtb@ci.cudahy.wi.us](mailto:schuknechtb@ci.cudahy.wi.us)

## AGENDA

June 6, 2014

A regular meeting of the **Community Development Authority** of the City of Cudahy is scheduled for **Tuesday, July 22, 2014 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

Approval of Minutes of Prior Meeting(s)

1) June 10, 2014

Old Business

2) None

New Business

3) Review a preliminary site development plan and request for TIF assistance for a new retail building to be constructed at 6143 South Packard Avenue, submitted by Michael Peine on behalf of owner Charles Audi. The proposed site is located in the TID #1 Buffer Zone.

4) Review the proposed offer to sell submitted by owner Christian Jensen for the property located at 5317 South Lake Drive. The property forfeited its legal nonconforming status and may no longer be used for business or commercial uses. It may not be economical or practical for the existing principal structure to be converted to single family use, resulting in a blight condition. Mr. Jensen acquired the property in March 2012 for \$139,000. The property is located within the TID #1 Buffer Zone. Staff recommends consideration of the offer in order to eliminate the blighted condition of the property and allow the owner to relocate his business to an appropriate district in the City of Cudahy with use of the sale proceeds. The disposition plan for the property would entail demolition of the existing structure and marketing the lot for new, single family construction. Lot dimensions are 89'x120' and meet district requirements for new construction. The land is currently assessed at \$101,600. Mr. Jensen has not paid property taxes on the property since 2012. All taxes due and owing will be deducted from the sales proceeds.

5) Discuss the chronology of activity in Environmental Tax Increment District Number 2 from October 2012 to present. Identify remaining deliverables due by Cobalt Partners LLC as a condition for executing the pending development agreement amendment proposed at the October 22, 2013 meeting.

6) Review the financial statement for Tax Increment District Number 1, supplied by Finance Director Bruce Schuknecht.

7) Review staff recommendation for final disposition of portions of the vacant lot at 3541 East Barnard Avenue proposed for sale to Landmark Credit Union, City of Cudahy Public Library, and the Library Square Condominium Association.

Adjourn

Your presence is requested.

Jason Litkowiec /s/  
Chair

cc: CDA members, CDA Counsel Scott Langlois, City Attorney Paul Eberhardy, All Elected Officials, Press, and Posting  
*Please note that a quorum of the Common Council, Plan Commission, and Design Review Board may be present*