



# 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*

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## **AMENDED AGENDA**

**August 22, 2014**

A regular meeting of the **Community Development Authority** of the City of Cudahy is scheduled for **Tuesday, August 26, 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) July 22, 2014

Old Business

- 2) **CONVENE TO 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:

Consideration of an 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.

Review the proposed offer to sell submitted by owner Tina Campanelli for the property located at 3564-70 East Squire Avenue.

- 3) **RECONVENE TO OPEN SESSION**  
Appropriate action regarding closed session items:  
Jensen offer to sell – 5317 South Lake Drive  
Campanelli offer to sell – 3564-70 East Squire Avenue
- 4) **Update regarding findings by Executive Director Bruce Schuknecht for necessity of approvals by the CDA for use of TIF funds for public improvement projects.**

New Business

- 5) Review the resolution addressing the expiration of the development agreement between Cobalt Partners LLC, the Community Development Authority of the City of Cudahy, and the City of Cudahy.
- 6) Review the conceptual proposal for development of a mixed use building located at 4727-31 South Packard Avenue, submitted by Bill Kratzke of Park Real Estate.
- 7) Discuss the scope of development obstacles involved in the proposal by Charlie Audi to build a new retail building at 6143 South Packard Avenue. Discuss staff proposal for CDA to contract directly for construction of necessary public improvements to be dedicated to the city upon completion, and to authorize staff to negotiate incentives to and concessions from K-Mart regarding this public improvement for site access that will require use of a portion of K-mart owned property.
- 8) Review and discuss the staff prepared preliminary land use plans for inclusion in detailed neighborhood plans and Requests for Proposals for both the Penn/Layton Gateway (working title "Penn Place") and the Lakeside Commons, the downtown district.

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*

**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.*