



# 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*

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## **AMENDED AGENDA**

**August 28, 2012**  
**11:40 a.m.**

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

Approval of Minutes of Prior Meeting(s)

April 24, 2012, May 8, 2012, May 22, 2012, June 6, 2012, July 24, 2012.

Reports from Officers

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

Old Business

1. None.

New Business

1. Review the WE Energies correspondence regarding the cost to relocate the overhead utilities impeding development of the Carmody-Arbanella project at 3537-53 East Squire Avenue. The relocation was identified as a condition of sale of the land and staff initial estimates for the relocation ranged from \$3,000 - \$5,000. The actual cost identified by WE is \$35,985.54. This expense is greater than staff discretionary funds available, but since it is a TIF eligible expense, staff is requesting approval of TIF funds to facilitate the relocation project.

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:

**Discussion of the Aprahamian subordination request involving his refinancing of real estate holdings including Packard Hall Apartments. The request is for the Community Development Authority to subordinate conditions and terms in the development agreement dated March 9, 2010.**

Discussion regarding the make up payment and reversionary language identified in the Development Agreement between the City of Cudahy, the Community Development Authority of the City of Cudahy and CLSC LLC, disposition of the Phase II parcel, and possible action options regarding the TMB Seven LLC development at 6000 South Buckhorn Avenue.

Reconvene Open Session -

2. **Appropriate action regarding the Aprahamian subordination request involving his refinancing of real estate holdings including Packard Hall Apartments. The request is for the Community Development Authority to subordinate conditions and terms in the development agreement dated March 9, 2010.**
3. Appropriate action regarding the make up payment and reversionary language identified in the Development Agreement between the City of Cudahy, the Community Development Authority of the City of Cudahy and CLSC LLC, and possible action options regarding the TMB Seven LLC development at 6000 South Buckhorn Avenue.

Other Matters

1. Discuss timing and requirements involved regarding the pending bond sale.
2. Open discussion.

Next Regular Meeting: September 25, 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.*