

**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 April 24, 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, Marty Van Hoof, and Ald. Jason Litkowiec. Excused was Randy Pheifer. Also present Economic Development Director Brian Biernat, and Executive Director Bruce Schuknecht.

**MEETING STATEMENT**

The proper open meeting statement was read at this time.

**MINUTES:**

**MOTION WAS MADE BY SEAN SMITH, SECOND BY MARTY VAN HOOFF** to approve the minutes of the November 22, 2011, December 22, 2011, January 24, 2012, February 21, 2012, February 28, 2012, and March 27, 2012 CDA meetings. Motion carried unanimously.

**REPORTS FROM OFFICERS:**

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

**OLD BUSINESS**

1. Discussion with staff regarding request for services solicitations involving a hotel study and staff recommendation on strategy to proceed. No action taken.
2. Action on the engagement letter submitted by Greg Hanis, ISHC President, Hospitality Marketers International, Inc. **MOTION WAS MADE BY JOAN HOULEHEN, SECOND BY MARTY VAN HOOFF** to approve “Phase # 1” of the engagement letter submitted by ISHC. Motion carried four to two.

**NEW BUSINESS**

1. Discussion and possible action on the finalized offer to purchase from Carmody/Arbanella for the property at 3537-3553 E. Squire Ave. **MOTION WAS MADE BY JOAN HOULEHEN, SECOND BY ALD. JOE MIKOLAJCZAK** to approve the offer to purchase from Carmody/Arbanella for the property at 3537-3553 E. Square Ave. Motion carried unanimously.
2. Discussion and possible action on the proposed development agreement for the Clock Tower Project, at 4718 S. Kingan and 3510-3518 E. Squire Ave. **MOTION WAS MADE BY MARTY VAN HOOFF, SECOND BY ALD. JASON LITKOWIEC** to approve the development agreement for the Clock Tower Project at 4718 S. Kingan and 3510-3518 E. Squire Ave. with the exception of the easement described in the development agreement. Motion carried unanimously.
3. Discussion and possible action on the third amendment to the development agreement between Cobalt Partners and the CDA. **MOTION WAS MADE BY MARTY VAN HOOFF, SECOND BY ALD. JASON LITKOWIEC** to approve the third amendment to the

development agreement between Cobalt Partners and the CDA. Motion carried unanimously.

4. Discussion and possible action on the entirely restated development agreement between Cobalt Partners and the CDA as presented by Atty. Don Schoenfeld. No action taken. Held over for May CDA meeting.
5. Review the conceptual site plan for hotel and ancillary development in ETID # 2. No action taken.

**OTHER MATTERS**

Executive Director Bruce Schuknecht distributed to the members the 2011 audited TID financial information. Also discussed May meeting election of officers. And Economic Development Director Brian Biernat discussed possible future development.

**MOTION MADE ALD. JOE MIKOLAJCZAK, SECOND BY JOAN HOULEHEN** to adjourn the meeting at 7:06pm. Motion carried unanimously.