

**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 May 22, 2012 @ 5:30 P.M.**

ROLL CALL

Chairperson Rick Ceschin called the meeting to order at 5:32 pm. The following answered, “present” to the roll call: Sean Smith, Joan Houlehen, Randy Pheifer, Ald. Jason Litlowiec and Marty Van Hoof. Excused was Ald. Joe Mikolajczak. 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:

04-24-2012 minutes held over.

REPORTS FROM OFFICERS:

As of April 30, 2012 the CDA M&I checking account has a balance of \$ 7,801.85.

OLD BUSINESS

1. Verbal report by Lindsey Kaptur, Hospitality Marketers International, Inc. regarding preliminary findings of the CDA-commissioned hotel study. Update of community study presented with timeline for study 30 days of approval. No action taken.

NEW BUSINESS

1. Annual Meeting – nomination and election of officers: 1.) Chairperson; 2.) Vice-Chairperson; 3.) Treasurer; 4.) Executive Director. **MOTION WAS MADE BY JOAN HOULEHEN, SECOND BY ALD. JASON LITKOWIEC** to nominate and elect the entire slate of current officers. Motion carried unanimously.
2. Review and take appropriate action on the letter from Curt Pitzen, Senior Vice-President – MLG Commercial, requesting CDA to split broker fees involved in the recent offer to purchase vacant land submitted by Central Storage & Warehouse Co. **MOTION WAS MADE BY JOAN HOULEHEN, SECOND BY ALD. JASON LITKOWIEC** to split the broker fees with MLG Commercial on a fifty fifty basis. Motion carried unanimously.

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: **MOTION MADE BY MARTY VAN HOOF, SECOND BY RANDY PHEIFER** to adjourn into closed session. Motion carried unanimously.

MOTION MADE BY MARTY VAN HOOF, SECOND BY RANDY PHEIFER to adjourn closed session and reconvene in open session. Motion carried unanimously.

NEW BUSINESS

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 recent correspondence involving the developer's request for deadline extensions. **MOTION MADE BY MARTY VAN HOOFF, SECOND BY RANDY PHEIFER** to deny deadline extensions. Motion carried unanimously.

OTHER MATTERS

1. Update on progress regarding the pending LRB issue involving ETID # 2. There will be a special meeting on June 6, 2012 with the bond issue being the main topic.
2. Update on status of pending land sale to Clock Tower LLC. Possible purchase of project from additional developer.
3. Update on status of pending land sale to Central Storage & Warehouse Co. Land available with wetland requirements.

MOTION MADE BY RANDY PHEIFER, SECOND MARTY VAN HOOFF to adjourn the meeting at 7:12pm. Motion carried unanimously.