

**CITY OF CEDARBURG
COMMUNITY DEVELOPMENT AUTHORITY
July 14, 2022**

**CDA20220714-1
UNAPPROVED**

A meeting of the Community Development Authority of the City of Cedarburg, Wisconsin, was held on Thursday, July 14, 2022, in person at City Hall, W63 N645 Washington Avenue, Cedarburg, WI, second floor, Council Chambers and online utilizing the Zoom app.

Mayor O'Keefe called the meeting to order at 10:05 a.m.

Roll Call: Present - Mayor Michael O'Keefe, Council Member Jack Arnett, Dale Lythjohan, Eric Stelter, James Roemer, Mark O'Neill, Eric Arvold

Also Present - City Administrator Mikko Hilvo, Attorney Michael Herbrand and Deputy City Clerk Amy Kletzien, Attorney Jacques Condon of Condon Law Firm, LLC

STATEMENT OF PUBLIC NOTICE

At Mayor O'Keefe's request, Deputy City Clerk Kletzien verified that notice of this meeting was posted and distributed in compliance with the Wisconsin Open Meetings Law.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

APPROVAL OF MINUTES

A motion was made by Eric Stelter and seconded by Mayor O'Keefe, to approve the July 8, 2022, Community Development Authority meeting minutes. Motion carried without a negative vote.

ADJOURNMENT - CLOSED SESSION

A motion was made by Eric Stelter, seconded by Eric Arvold, to adjourn to closed session at 10:06 a.m. pursuant to State Statute 19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session. More specifically, review of Lease Agreement and Tax Incremental Finance Agreement for Fox Run Development project located at N49 W6337 Western Road and approval of closed session minutes from July 8, 2022 meeting. Motion carried on a roll call vote with Mayor O'Keefe, Council Member Arnett, Dale Lythjohan, Eric Stelter, James Roemer, Eric Arvold, and Mark O'Neill voting in favor.

RECONVENE TO OPEN SESSION

Motion made by Mayor O'Keefe, seconded by James Roemer, to reconvene to open session at 11:25 a.m. Motion carried on a roll call vote with Mayor O'Keefe, Council Member Arnett, Dale Lythjohan, Eric Stelter, James Roemer, Eric Arvold, and Mark O'Neill voting in favor.

DISCUSSION AND POSSIBLE ACTION ON LEASE AGREEMENT FOR FOX RUN DEVELOPMENT PROJECT LOCATED AT N49 W6337 WESTERN ROAD

No action taken.

**DISCUSSION AND POSSIBLE ACTION ON TAX INCREMENTAL FINANCE
AGREEMENT FOR FOX RUN DEVELOPMENT PROJECT LOCATED AT N49 W6337
WESTERN ROAD**

City Attorney Herbrand summarized that the following revisions are to be included in the approval of the Tax Incremental Finance Agreement as discussed in closed session as follows:

- Revisions to the guarantee language, the assignment language, and the discussion of the limitation on bulk sales of pocket homes;
- An updated analysis by Ehlers and Associates on the final TID timeframe;
- Final approval of all exhibits by the Common Council; and
- Change MRO language to correctly refer to the Developer, Fox Run Development LLC, and not the builder.

Motion made by Council Member Arnett, seconded by James Roemer, to approve the Tax Incremental Finance Agreement for the Fox Run Development project located at N49 W6337 Western Road and to refer final approval to the Common Council with the above mentioned revisions. Motion carried without a negative vote.

ADJOURNMENT

Motion made by Eric Stelter, seconded by Eric Arvold, to adjourn the meeting at 11:28 p.m. Motion carried without a negative vote.

Amy D. Kletzien, MMC/WCPC
Deputy City Clerk