

**CITY OF CEDARBURG
JOINT MEETING OF COMMON COUNCIL
AND COMMUNITY DEVELOPMENT AUTHORITY
JUNE 24, 2024**

A joint meeting of the Common Council and the Community Development Authority of the City of Cedarburg, Wisconsin, was called to order at 6:00 p.m., on Monday, June 24, 2024, at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers, and online utilizing the Zoom app.

Roll Call: Present for Council- Mayor Patricia Thome, Council Members Jim Fitzpatrick, Kevin Curley, Mark Mueller, Robert Simpson, Kristian Lindo, Melissa Bitter

Excused - Council Member Kristin Burkart

Present for CDA- Mayor Patricia Thome, Council Member Melissa Bitter, Eric Stelter (6:49), Dale Lythjohan, Eric Arvold, James Roemer, Mark O'Neill

Also Present - City Administrator Mikko Hilvo, Attorney Michael Herbrand, City Clerk Tracie Sette, Attorney Lawrie Kobza, and interested citizens and news media.

STATEMENT OF PUBLIC NOTICE

At Mayor Thome's request, City Clerk Sette verified that notice of this meeting was provided to the public by forwarding the agenda to the City's official newspaper, the *News Graphic*, to all news media and citizens who requested copies, and by posting in accordance with the Wisconsin Open Meetings Law. Citizens present were welcomed and encouraged to provide their input during the citizen comment portion of the meeting.

PRESENTATION BY AMBROSE ENGINEERING ON AMCAST STRUCTURAL ENGINEERING

Ambrose Engineering representative Nicholas Chow provided a structural analysis of the Amcast building by providing details on the walls, roof, and steel structure. He pointed out areas of deterioration and corrosion and discussed the potential for redevelopment within the next ten (10) years and how this additional long-term exposure to the elements will further corrode the building. Chow went on to suggest the City initiate periodic monitoring of the building.

NEW BUSINESS

UPDATE ON AMCAST SITE

City Administrator Hilvo provided an update on the Amcast site.

- Meetings with the Environmental Protection Agency (EPA) took place in 2023.

- Extra Security measures were put in place for the building (north of Hamilton Road)
- Potential cleanup of property by the EPA could happen by 2033 if funding is available
- Area residential properties would be given priority for cleanup efforts
- The DNR is requiring more information regarding the work plan submitted.

ADJOURN TO CLOSED SESSION

A motion was made by Council Member Curley, seconded by Council Member Simpson for the Common Council; and a motion was made by Eric Arvold, seconded by Dale Lythjohan for the Community Development Authority, to adjourn to Closed Session at 6:33 p.m. pursuant to Wi Stat 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. Specifically discussed was the amendment to the Developers Agreement for Amcast. Motion carried on a roll call vote with Council Members Fitzpatrick, Bitter, Curley, Simpson, Lindo, and Mueller voting aye and Council Member Burkart excused, and Mayor Thome, Council Member Bitter, Lythjohan, Arvold, Roemer, and O'Neill voting aye, and Eric Stelter absent.

RECONVENE TO OPEN SESSION

Open Session reconvened at 7:41 p.m.

DISCUSSION AND POSSIBLE ACTION ON AMENDMENT TO DEVELOPERS AGREEMENT FOR AMCAST

No action was taken.

ADJOURNMENT

A motion was made by Council Member Bitter, seconded by Council Member Curley for the Common Council, and a motion was made by Eric Arvold, seconded by Dale Lythjohan for the Community Development Authority, to adjourn the meeting at 7:42 p.m. Motion carried without a negative vote with Council Member Burkart excused.

Tracie Sette
City Clerk