

**CITY OF CEDARBURG
COMMUNITY DEVELOPMENT AUTHORITY
APRIL 13, 2023**

**CDA20230413-1
UNAPPROVED**

A meeting of the Community Development Authority of the City of Cedarburg, Wisconsin, was held on Thursday, April 13, 2023, online utilizing the Zoom app.

Mayor O’Keefe called the meeting to order at 11:00 a.m.

Roll Call: Present: Mayor Mike O’Keefe, Council Member Jack Arnett, James Roemer, Eric Stelter, Mark O’Neill, and Dale Lythjohan

Excused: Eric Arvold

Also Present: City Administrator Mikko Hilvo, Attorney Michael Herbrand, City Clerk Tracie Sette, DJ Burns, Council Member Patricia Thome, Curt Pitzen of Newmark Knight, the media, and interested citizens

STATEMENT OF PUBLIC NOTICE

At Mayor O’Keefe’s request, City Clerk Tracie Sette 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, seconded by Mayor O’Keefe, to approve the October 19, 2022 Community Development Authority minutes. Motion carried without a negative vote with Eric Arvold excused.

**DISCUSSION AND POSSIBLE RECOMMENDATION ON DEVELOPERS’ INCENTIVE
REQUEST FOR TID #4/AMCAST**

Administrator Hilvo shared the Developer Incentive #2 payment request from Oliver Fiontar LLC in the amount of \$70,000.

Member O’Neil requested the City seek documentation proving requirements listed in the developer’s agreement have been met. A third party could certify which projects have been completed on the Amcast site. The Developer explained he is not aware of any potential outstanding requirements which could impede project completion.

Attorney Herbrand explained recent email communications with the Environmental Protection Agency (EPA) confirmed an internal draft plan for the Amcast site has been shared with the Department of Natural Resources (DNR). He further explained that a public hearing may take place in the future, subject to reviews of the plan.

The Developer of the Amcast site explained that a portion of the building on the north side of the property was razed. The remaining buildings may undergo renovations or be razed, pending the final EPA plan. He further explained the foundation work is finished with caps remaining at ground level per request from EPA. He also explained the EPA's intent to bring the rest of the site back to residential standards.

A motion was made by Mayor O'Keefe to table this topic for further verification and consideration of the completion and compliance necessary for the developer's incentive expenditure. He restated the motion to include a written report verifying the completion of the items required by the developers agreement, to include a review of remediation to date and compliance with terms of the recent request for incentive payment, and would also include a review of the agreement and compliance with all terms of the agreement, and it may include the necessity of an additional outside consultant to provide the appropriate verification. The motion was seconded by James Roemer and carried without a negative vote with Eric Arvold excused.

ADJOURNMENT - CLOSED SESSION

A motion was made by Eric Stelter, seconded by Dale Lythjohan, to adjourn to Closed Session at 12:00 noon, 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. Specifically discussed was the Letter of Intent for Lot #4 in the Hwy 60 Business Park. Motion carried on a roll call vote with Mayor O'Keefe, Council Member Arnett, Eric Stelter, James Roemer, Mark O'Neill and Dale Lythjohan voting in favor and Eric Arvold excused

RECONVENE TO OPEN SESSION

Open Session reconvened at 12:26 p.m.

DISCUSSION AND POSSIBLE RECOMMENDATION ON LETTER OF INTENT FOR LOT #4 IN THE HWY 60 BUSINESS PARK

No action was taken by the Community Development Authority.

ADJOURNMENT

A motion made by Eric Stelter, seconded by Dale Lythjohan, to adjourn the meeting at 12:28 p.m. Motion carried without a negative vote with Eric Arvold excused.

Tracie Sette,
City Clerk