

A regular meeting of the Community Development Authority of the City of Cedarburg, Wisconsin, was held on Friday, March 19, 2021 at 9:00 a.m. via Zoom.

The meeting was called to order by Mayor Mike O’Keefe at 9:04 a.m.

Roll Call: Present - Mayor Mike O’Keefe Council Member Jack Arnett, Mark O’Neill Eric Arvold, Joe Kassander, Dale Lythjohan

Excused - Eric Stelter

Also present - City Administrator Mikko Hilvo, City Attorney Michael Herbrand, Council Member Patricia Thome, Deputy City Clerk Amy Kletzien

STATEMENT OF PUBLIC NOTICE

Deputy Clerk Kletzien acknowledged that the agenda for this meeting was posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES

Motion made by Eric Arvold, seconded by Joe Kassander, to approve the March 5, 2021 minutes. Motion carried without a negative vote with Eric Stelter excused.

NEW BUSINESS

Review Amcast Quarterly Update; and Action Thereon

DJ Burns presented the Amcast Quarterly update. He stated that the north parcel on Hamilton Road is the former factory and the southern parcel, on the corner of Hamilton Road and Johnson Street, is the former office building of Amcast. The former office building is being renovated and will be used by Drake Consulting Group on the first level with occupancy this summer. DJ Burns has had numerous inquiries for the lower-level space and is in preliminary negotiations with several tenants. The work being done on the north parcel will be used for underground parking; however, he is waiting for DNR and EPA approvals to move ahead with some activities.

In answer to Council Member Arnett’s question, DJ Burns stated that he is not actively marketing the property because partitioning or subdivision of the property is not permitted under the agreement with Oliver Frontier and the DNR.

City Administrator Hilvo explained that the EPA and DNR planned to send pamphlets and questionnaires to nearby neighbors in 2020 to see what residents wanted to see developed in the area; however, COVID-19 hit and the EPA and DNR have been quiet.

Joe Kassandra expressed frustration for the pace of the work being done on the office building. He has done similar projects and he has not experienced these delays.

DJ Burns stated that the Amcast project is different because they are doing historic renovation to the building.

In answer to Dale Lythjohan's question, DJ Burns said that the DNR and EPA are delaying the occupancy of the office building because he needs approval for the entire site to move into the office building. The DNR and EPA are concerned about vapor intrusion.

City Administrator Hilvo and Mayor O'Keefe will try to contact the DNR and EPA for a joint meeting on the property.

Council Member Arnett stated that the City will be receiving \$5,000 in taxes for the value to-date, and the City should focus on the remaining valuation by 2024.

ADJOURNMENT – CLOSED SESSION

Motion made by Eric Arvold, seconded by Council Member Arnett, to adjourn to closed session at 9:46 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, Hwy 60 Business Park Land Development contract. Approval of March 5, 2021 closed session minutes. Motion carried on a roll call vote with Mayor O'Keefe, Council Member Arnett, Dale Lythjohan, Joe Kassander, and Eric Arvold voting in favor and Eric Stelter excused.

RECONVENE TO OPEN SESSION

Motion made by Council Member Arnett, seconded by Dale Lythjohan, to adjourn to open session at 10:20 a.m. Motion carried on a roll call vote with Mayor O'Keefe, Council Member Arnett, Dale Lythjohan, and Eric Arvold voting in favor and Eric Stelter excused.

ADJOURNMENT

Motion made by Council Member Arnett, seconded by Joe Kassander, to adjourn the meeting at 10:21 a.m. Motion carried unanimously without a negative vote.

Amy D. Kletzien, MMC/WCPC
Deputy City Clerk