

**CITY OF CEDARBURG
COMMUNITY DEVELOPMENT AUTHORITY
AUGUST 24, 2021**

**CDA20210824-1
UNAPPROVED**

A meeting of the Community Development Authority of the City of Cedarburg, Wisconsin, was held on Tuesday, August 24, 2021, in person at City Hall Council Chambers, W63 N645 Washington Avenue, Cedarburg, WI and online utilizing the Zoom app.

Mayor O’Keefe called the meeting to order at 7:00 p.m.

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

Excused – Mark O’Neill and Eric Arvold

Also Present - City Administrator Mikko Hilvo, Attorney Michael Herbrand, City Clerk
Tracie Sette, Council Members Pat Thome (via Zoom) and Kristin
Burkart

STATEMENT OF PUBLIC NOTICE

At Mayor O’Keefe’s request, City Clerk 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 Dale Lythjohan and seconded by Council Member Jack Arnett to approve the March 19, 2021, Community Development Authority meeting minutes. Motion carried with James Roemer abstaining and Mark O’Neill & Eric Arvold excused.

NEW BUSINESS

**DISCUSSION ON HIRING A CONSULTANT FOR PLANNING FOR SMART GROWTH
AREA #2; AND ACTION THEREON**

A discussion ensued highlighting the benefits of hiring a consultant for the process of developing Smart Growth Area #2 located on Western Avenue. The Economic Development Board suggested the city lead the efforts by hiring the architect firms of Kubala-Washatko and Vandewalle. Both are very familiar with blighted site redevelopment. The ideas discussed in favor of hiring these two (2) firms include:

- The Western Road location is a thoroughfare and a perfect spot for mixed use.
- A consultant could aid in making sure the development suits Cedarburg now and into the future
- It may spark other developments in neighboring areas thereby promoting vibrancy
- The expertise of architectural firms will aid in solving environmental issues
- Perhaps ARP funds may be utilized for any such projects

A presentation was made by Matt Frydach & Wayne Rechard of Kubala-Washatko and Jackie Mich of Vandewalle and Associates. Together they plan to develop a rough idea of the scope of this project by reviewing & understanding the site and engaging with stakeholders.

Administrator Mikko Hilvo explained there may be state grants available to help fund future Smart Growth projects. He will narrow the project scope and discuss the revised plan at a future Community Development Authority meeting.

ADJOURNMENT - CLOSED SESSION

A motion was made by Council Member Jack Arnett and seconded by Dale Lythjohan to adjourn to closed session at 7:58 p.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. Specifically discussed were redevelopment plans for the Scott Pump site, development plans for property located at N144 W5800 Pioneer Road, possible sale of city land located at N144 W5888 Pioneer Road, and approval of the March 19, 2021 closed session minutes. Motion carried on a roll call vote with Mayor O'Keefe, Council Member Arnett, Dale Lythjohan, Eric Stelter, and James Roemer voting in favor. Eric Arvold and Mark O'Neill were excused.

RECONVENE TO OPEN SESSION

Open Session reconvened at 10:07 p.m.

ADJOURNMENT

Motion made by Council Member Jack Arnett and seconded by Eric Stelter to adjourn the meeting at 10:08 p.m. Motion carried without a negative vote with Eric Arvold and Mark O'Neill excused.

Tracie Sette
City Clerk