

**CITY OF CEDARBURG
COMMUNITY DEVELOPMENT AUTHORITY
MAY 17, 2022**

**CDA20220517-1
UNAPPROVED**

A meeting of the Community Development Authority of the City of Cedarburg, Wisconsin, was held on Tuesday, May 17, 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 2:00 p.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 City Clerk Tracie Sette, Newmark Brokerage Representative Curt Pitzen and the news media

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 Eric Stelter and seconded by Dale Lythjohan, to approve the April 4, 2022, Community Development Authority meeting minutes. Motion carried without a negative vote.

REPORT ON HIGHWAY 60 BUSINESS PARK

Newmark Brokerage Representative Curt Pitzen provided a brief overview of the Highway 60 Business Park. Inquiries regarding available parcels in the Business Park have been increasing within the last few months despite the growing lead times for supplies. Steel lead times are approximately six (6) to eleven (11) months out. Roofing and insulation prices are increasing along with the lead times. Curt Pitzen will be following up on approximately seven (7) inquiries on various parcels of land in the Business Park.

Efforts in cold calling continue to be a source of interest generated for the Business Park.

ADJOURNMENT - CLOSED SESSION

A motion was made by Council Member Arnett and seconded by Eric Arvold, to adjourn to closed session at 2:10 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 was a Tax Incremental Finance Agreement By and Between the City of Cedarburg and P2 Development Company LLC. 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

Open Session reconvened at 2:54 p.m.

DISCUSSION AND POSSIBLE RECOMMENDATION OF TAX INCREMENT FINANCE AGREEMENT BY AND BETWEEN THE CITY OF CEDARBURG AND P2 DEVELOPMENT COMPANY LLC

No action was taken by the Community Development Authority.

ADJOURNMENT

Motion made by Council Member Jack Arnett and seconded by Mayor O'Keefe, to adjourn the meeting at 2:56 p.m. Motion carried without a negative vote.

Tracie Sette
City Clerk