

**CITY OF SOUTH MILWAUKEE
COMMUNITY DEVELOPMENT AUTHORITY
NOTICE OF A PUBLIC MEETING
June 10, 2013 at 6:30 P.M.**

TO THE COMMISSIONERS OF THE CDA:

John Lange _____ David Kieck _____ Ald. Patrick Stoner _____ Joseph Weirich _____
Ed Magnuson _____ Heather Page _____ Ald. David Bartoshevich _____

cc: Mayor Zepecki, Common Council, Executive Director Danielle Devlin, City Attorney Joe Murphy,
City Engineer Kyle Vandercar and Media

A meeting of the South Milwaukee Community Development Authority is scheduled for **Monday, June 10, 2013, starting at 6:30 p.m.** in the Council Chambers of the Administration Building, 2424 15th Avenue, South Milwaukee, WI.

Agenda items:

1. Call to order
2. Roll call
3. Approval of minutes of April 8, 2013
4. Parkcrest Housing
 - a) Current and future vacancies
 - b) Report of Tenants Accounts Receivable (TARS)
 - c) Monthly Statement of Operations
 - d) Newsletter copies
 - e) Review sealed bids received for the Parkcrest Roof Replacement Project
 - f) Review sealed bids received for the Parkcrest Kitchen Refurbish Project
5. SMCDA
 - a) Treasurer's LGIP and Clerk's TID expenditure and revenue reports
 - b) 2012 TID reports
 - c) Consider proposal from Epstein Uhen Architects for a joint work session with Plan Commission and Common Council to generate design guidelines for the Madison Avenue project.
6. TID 1
 - a) Project updates
7. TID 2
 - a) Project updates
8. TID 3
 - a) Consideration of a recommendation of approval of the sale of the Walgreens parcel at 2985. S. Chicago Avenue (Lot 3 of CSM 7741 of Grant Park Plaza) to Series C, LLC; or

- other entity controlled, directly or indirectly by Cole REIT Advisors III, LLC. Cole REIT Advisors III, LLC is the advisor to Cole Credit Property Trust III, Inc.,
- b) Presentation by Mike Heitzer, Heitzer Inc., of a purchase and redevelopment proposal for city owned property at 909 Menomonee.
 - c) Motion to go into closed session pursuant to Wis. Stats. Sec. 19.85(1)(e) for the purpose of discussing negotiations related to the terms of a development agreement for the redevelopment and sale of 909 Menomonee.
 - d) Project updates
- 9. Action items for next meeting
 - 10. Schedule next meeting (consider July 8, 2013)
 - 11. Adjourn

John Lange
Chairperson, SMCDA

*This meeting will be held in open session except as noted.
This notice is given pursuant to Section 19.84, Wisconsin Statutes.*

ALL OTHER MATTERS ALLOWED BY LAW

PLEASE NOTE: A QUORUM OF THE COMMON COUNCIL MAY BE PRESENT AT THIS MEETING.

PUBLIC NOTICE

PLEASE NOTE: There is the potential that a quorum of the Common Council may be present at this meeting. Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language, interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the South Milwaukee City Clerk at (414) 762-2222, (FAX) (414) 762-3272, or write to the ADA Coordinator, City Hall, 2424 15th Avenue, South Milwaukee, WI 53172. The City of South Milwaukee is TDD equipped and can be accessed by calling (414) 768-8060.