

**CITY OF SOUTH MILWAUKEE
COMMUNITY DEVELOPMENT AUTHORITY
NOTICE OF A PUBLIC MEETING
October 3, 2011 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 Administrator Tami Mayzik, City Engineer Kyle Vandercar and Media

A regular meeting of the South Milwaukee Community Development Authority is scheduled for **Monday, October 3, 2011, starting at 6:30 p.m.** in the Council Chambers of the Administration Building, 2424 15th Avenue, South Milwaukee, WI. The meeting will begin with Public Hearings as follows:

Public Hearings:

1. Proposed Sale of Real Property in Project Area No. 2 of Tax Incremental District No. 2 commonly known as 222 N. Chicago Avenue consisting of approximately 3.6 acres and legally described as Lot 1 of Certified Survey Map No. 8309 to Gatlin Development Group or Walmart for the sum of \$500,000.00.
2. Proposed Amendment and Modification to Project Area Redevelopment Plan for Tax Incremental District (TID) No. 2 to reflect changes made appropriate by virtue of proposed sale of land to Gatlin Development Group or Walmart and proposed development agreement terms negotiated with Walmart.

Agenda items:

1. Call to order
2. Roll call
3. Approval of minutes of June 13, 2011 and September 6, 2011
4. TID 2
 - a) Consideration of public hearing comments and recommendation to Common Council concerning sale of real property known as 222 N. Chicago for private use
 - b) Consideration of public hearing comments and recommendation to Common Council concerning the Proposed Amendment and Modification to Project Area Redevelopment Plan for Tax Incremental District (TID) No. 2
5. Parkcrest Housing
 - a) Current and future vacancies
 - b) Report of Tenants Accounts Receivable (TARS)
 - c) Monthly Statement of Operations
 - d) Newsletter copy
 - e) Review results of HUD Real Estate Assessment Center (REAC) Property Inspection

6. SMCDA
 - a) Treasurer's LGIP and Clerk's TID expenditure and revenue reports
 - b) 2011 Q2 financial reports
 - c) Review draft 2012 CDA budget and request for appropriation
 - d) Review Statement of Changes in TID Value received from Department of Revenue
7. TID 1
 - a) Project updates
8. TID 3
 - a) Project updates
9. Action items for next meeting
10. Schedule next meeting (consider November 14, 2011)
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.