



# COMMUNITY DEVELOPMENT AUTHORITY

5050 SOUTH LAKE DRIVE  
P.O. BOX 100510  
CUDAHY, WI 53110-6108

## MEMBERS

*J. Litkowiec, Chair*  
*R. Hollenbeck, Vice-Chair*  
*J. Houlehen, Treasurer*  
*R. Grams*  
*R. Pheifer*  
*J. Schlax*  
*M. Van Hoof*  
*B. Biernat, Exec. Director*

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## AGENDA

May 20, 2016

A **regular** meeting of the **Community Development Authority** of the City of Cudahy is scheduled for **Tuesday, May 24, 2016 at 5:30 PM** at the City of Cudahy Municipal Building at 5050 S. Lake Drive, Cudahy, WI 53110.

Call to Order, Statement of Public Notice, Roll Call

Approval of Minutes of Prior Meeting(s)

April 26, 2016

Old Business

1. None

New Business

Convene Closed Session - Adjourn into closed session per Wis. Stat. § 19.85(1)(e)(g) for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and/or to confer with legal counsel with respect to ongoing and/or likely litigation:

- Review and discuss the restricted appraisal report for a two acre parcel located at 4701 South Pennsylvania Avenue prepared by Mark Peltin, President, Real Estate Appraisers, Inc.
- Review and discuss the redlined Letter of Interest received from McDonald's USA, LLC.
- Review and discuss the Key Engineering proposal for professional services required in ETID #2
- Review and discuss staff report and cost estimate regarding extension of municipal utilities to proposed development in ETID #2

Reconvene in Open Session

2. Appropriate action regarding the restricted appraisal report for a two acre parcel located at 4701 South Pennsylvania Avenue prepared by Mark Peltin, President, Real Estate Appraisers, Inc., in determining an appropriate sale price for land in the Penn Place redevelopment district.
3. Appropriate action regarding the redlined Letter of Interest received from McDonald's USA, LLC.
4. Appropriate action regarding the Key Engineering proposal for professional services required in ETID #2.
5. Review and discuss the preliminary site plan submitted by McDonald's USA, LLC and take appropriate action regarding the staff report and cost estimate for extension of municipal utilities to proposed development in ETID #2.

Adjourn

Your presence is requested.

Jason Litkowiec /s/

Chair

cc: CDA members, CDA Counsel Scott Langlois, City Attorney Paul Eberhardy, All Elected Officials, Press, and Posting  
*Please note that a quorum of the Common Council, Plan Commission, and Design Review Board may be present*

## PUBLIC NOTICE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public meetings who have a qualifying disability under the American with Disabilities Act. 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 Cudahy City Clerk at 769-2204 (FAX 769-2257). The meeting room is wheelchair accessible from the west entrance on South Lake Drive. Note: There is a potential that a quorum of the Common Council may be present.