



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

PHONE: (414) 769-2215
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AGENDA June 23, 2016

A **regular** meeting of the **Community Development Authority** of the City of Cudahy is scheduled for **Tuesday, June 28, 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)
May 24, 2016

Old Business

1. None

New Business

2. Presentation by Chandler Poole of IOTA Management Advisors, LLC regarding alternative municipal financing strategies involving municipal development costs.

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 a proposed purchase agreement for up to 4 acres in ETID #2.
- Review and discuss the status of purchase negotiations for up to 2 acres in ETID #2 by McDonald's USA, LLC.
- Review and discuss preliminary interest to purchase up to 4 acres in ETID #2.
- Review and discuss the staff recommendation regarding appropriate financing mechanisms for the extension and construction of public improvements in ETID #2, including roads, sewer, water, and storm water managements systems and the preliminary timeline for completion of public improvements in ETID #2.

Reconvene in Open Session

3. Appropriate action regarding a proposed purchase agreement for up to 4 acres in ETID #2.
4. Appropriate action regarding the status of purchase negotiations for up to 2 acres in ETID #2 by McDonald's USA, LLC.
5. Appropriate action regarding preliminary interest to purchase up to 4 acres in ETID #2.

6. Discussion and appropriate action regarding the staff recommendation involving appropriate financing mechanisms for the extension and construction of public improvements in ETID #2, including roads, sewer, water, and storm water management systems and the preliminary timeline for completion of public improvements in ETID #2.
7. Review and take appropriate action regarding the zoning requirements and staff recommendations to prepare the Penn Place Redevelopment District General Development Plan and Regulating Plan.

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.

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