

**MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF  
CUDAHY, HELD AT THE CUDAHY MUNICIPAL BUILDING,  
5050 S. LAKE DR., MILWAUKEE COUNTY, WI HELD  
Tuesday May 24, 2016 @ 5:30 P.M.**

Roll Call

Vice-Chairperson Ald. Randy Hollenbeck called the meeting to order at 5:30 pm. The following members were present: Jeff Schlax, Randy Pheifer, Joan Houlehen, and Bob Grams. Absent and excused: Ald. Jason Litkowiec and Marty Van Hoof. Also present: Executive Director Brian Biernat and Mayor John Hohenfeldt.

Meeting Statement

The Vice-Chair read the Statement of Public Notice.

Minutes

Motion made by Grams, seconded by Houlehen to approve the minutes of April 26, 2016. Motion carried.

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. The Board found the appraisal report satisfactory. No action was taken.

3. Appropriate action regarding the redlined Letter of Interest received from McDonald's USA, LLC. Pheifer moved, seconded by Houlehen to direct staff to negotiate a mutually satisfactory purchase agreement based on the terms recommended by counsel regarding the redlined Letter of Interest received from McDonald's USA, LLC. Motion carried.

4. Appropriate action regarding the Key Engineering proposal for professional services required in ETID #2. Houlehen moved, seconded by Pheifer, to approve the proposal for professional services required in ETID #2 submitted by Key Engineering in an amount not to exceed \$53,550. Motion carried

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. Board members reviewed and discussed a proposed preliminary site plan submitted by McDonald's USA, LLC and the proposed plan and cost for extension of municipal utilities to the proposed development in ETID #2. No action was taken.

Adjourn

Pheifer moved, seconded by Schlax to adjourn. Motion carried.  
Meeting ended at 6:10 p.m.

Next CDA meeting: June 28, 2016 @ 5:30p.m.

Respectfully submitted:  
Brian F. Biernat  
Executive Director