



Community Development Authority Board of Directors

Whitewater Municipal Building, Cravath Community
Room, 2nd Floor, 312 W Whitewater St,
Whitewater, WI 53190 *In Person and Virtual*

Wednesday, February 26, 2025 - 6:00 PM

Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone. Citizen participation is welcome during topic discussion periods.

Community Development Authority Board of Directors

Time: Feb 26, 2025 6:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/88398099018?pwd=M1TbmIBJngLzV841c3jUfEAmgca3mU.1>

Meeting ID: 883 9809 9018

Passcode: 950683

One tap mobile

+13017158592,,88398099018#,,,,*950683# US (Washington DC)

+13052241968,,88398099018#,,,,*950683# US

Dial by your location

• +1 312 626 6799 US (Chicago)

Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: (262) 473-0108.

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

A committee member can choose to remove an item from the agenda or rearrange its order; however, introducing new items to the agenda is not allowed. Any proposed changes require a motion, a second,

and approval from the Committee to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

1. Jeff Knight Resignation
2. Approval of Minutes of December 19, 2024
3. Approval of Minutes of January 16, 2025.
4. Staff report regarding Ownership, restrictions of the Innovation Center. **(ED Zeinert)**
5. Staff Report regarding use of TIF in other Neighboring Communities. **(ED Zeinert)**
6. Staff Report regarding Mukwonago's TIF-Funded Development Agreement. **(ED Zeinert)**

HEARING OF CITIZEN COMMENTS

No formal Committee action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Committee discusses that particular item.

To make a comment during this period, or during any agenda item: On a computer or handheld device, locate the controls on your computer to raise your hand. You may need to move your mouse to see these controls. On a traditional telephone, dial *6 to unmute your phone and dial *9 to raise your hand.

PRESENTATION

7. Presentation by Slipstream LLC regarding the status of their loan. **(Choton Basu)**
8. Presentation by Safe Pro, LLC requesting funds via the capital catalyst program. (Paul Eckert)

CONSIDERATIONS / DISCUSSIONS / REPORTS

9. Staff Report on Letter of Intent with Bielinski Homes and Hale Farms, LLC. **(ED Zeinert)**

EXECUTIVE SESSION

Adjourn to Closed Session, TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Items to be discussed:

10. Discussion and possible action regarding loaning funds to Safe Pro, LLC via capital catalyst.
11. Discussion and possible action related to the Slip Stream Loan.
12. Discussion and possible action regarding Farm Lease.

13. Discussion and possible action on Pre 3 Offer to purchase vacant land located at /A444200001.
14. Discussion and possible action LOI with the City of Whitewater and Walworth County Habitat for Humanity.
15. Discussion and possible action of a development agreement with Arch Development.
16. Discussion and possible action with regards to terminating the contract for Anderson Group.

RECONVENE INTO OPEN SESSION

17. Reconvene to Open Session to take possible action on Closed Session item(s). (EDD Zeinert)

FUTURE AGENDA ITEMS

ADJOURNMENT

A quorum of the Common Council may be present. This notice is given to inform the public that no formal action will be taken at this meeting.

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting.