



Community Development Authority Board of Directors

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Thursday, March 20, 2025 - 5:30 PM

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

You are invited to a Zoom webinar!

When: Mar 20, 2025 05:30 PM Central Time (US and Canada)

Topic: CDA

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/89659224093?pwd=NaTTaUZdENWwYNfs31k9ZmOsaVVSfA.WORakm2AQYvBiTCI>

Passcode:647974

Phone one-tap:

+13126266799,,89659224093#,,,,*647974# US (Chicago)

+16469313860,,89659224093#,,,,*647974# US

Join via audio:

+1 312 626 6799 US (Chicago)

Webinar ID: 896 5922 4093

Passcode: 647974

International numbers available: <https://us06web.zoom.us/j/89659224093?pwd=NaTTaUZdENWwYNfs31k9ZmOsaVVSfA.WORakm2AQYvBiTCI>

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.

DECLARATION OF CONFLICT OF INTEREST

Do any board members wish to declare a conflict of interest in discussing any of the agenda items?

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.

FINANCIALS

1. Approval of December Financials.
2. Approval of January Financials.

PRESENTATIONS

3. Presentation by Stellar Vintage regarding the Wind Up Funding. **(Holly Barnett)**
4. Presentation by Anderson Commercial Group. **(Patrick McGlinn)**

CONSIDERATIONS / DISCUSSIONS / REPORTS

5. Staff Report Regarding Public Comment Process. **(EDD Zeinert)**
6. Discussion and Possible Action Regarding Scanalytics loan. **(EDD Zeinert)**
7. Discussion and Possible Approval for 108 Demo RFP. **(EDD Zeinert)**
8. Discussion and Possible Approval of 216 Demo RFP. **(EDD Zeinert)**
9. Discussion and Possible Approval of Modified Wind Up Logo. **(EDD Zeinert)**
10. Discussion and Possible Approval of Housing Roundtable Topic. **(EDD Zeinert)**
11. Discussion and Possible Approval of RFP for Broker and Listing Agent. **(EDD 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:

12. Discussion and Possible Approval of Offer to Purchase Stepmother LLC. **(EDD Zeinert)**
13. Discussion and Possible Approval of Reallocation of Stellar Vintage Wind Up Funds. **(EDD Zeinert)**
14. Discussion and Possible Action Regarding Purchasing /BIRW 00003 from Elyssa Launderville. **(EDD Zeinert)**

15. Discussion and Possible Approval of Sale of a Portion of /BIRW0003A. **(EDD Zeinert)**
16. Discussion and Possible Approval of Reconsideration of Anderson Contract. **(EDD Zeinert)**
17. Discussion and Possible Action of Offer to Purchase on /TRA 00003 (216 E Main). **(EDD Zeinert)**

RECONVENE INTO OPEN SESSION

18. Reconvene to Open Session to Take Possible Action on Closed Session Item(s). **(EDD Zeinert)**

FUTURE AGENDA ITEMS

19. Key Fobbing at the Innovation Center
20. Role of CDA Regarding Liquor Licenses for Businesses

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.