



Community Development Authority Board of Directors

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

Thursday, May 15, 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.**

Join from PC, Mac, iPad, or Android:
<https://us06web.zoom.us/j/89990415700?pwd=wCXuE-yQDAGUtnrcbWVZH1zBTI3FMg.Ln4S7t7xWVILx7oZ>
Passcode:647974

Phone one-tap:
+13092053325,,89990415700#,,,,*647974# US
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Join via audio:
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Webinar ID: 899 9041 5700
Passcode: 647974

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

INTRODUCTION OF INTERIM ECONOMIC DEVELOPMENT DIRECTOR

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.

CONFLICT OF INTEREST

Would any board member wish to declare any known Conflict of Interest with the items presented on today's CDA Board Agenda?

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. Approval of April 8, 2025, Special Meeting Minutes
2. Approval of April 17, 2025, Meeting Minutes
3. Approval of March 2025 Financials
4. Update on status of demolition projects at 108 W Main, 216 E Main, 126 N Jefferson

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.

PRESENTATIONS

5. Presentation by Lemon and Sage Beauty Lounge

CONSIDERATIONS / DISCUSSIONS / REPORTS

6. Discussion and possible action on CDA policy updates
7. Discussion and possible action on responses to RFP for Brokerage Services
8. Discussion and possible action on Becker & Bolton deal re: 501 N Prospect Drive (292-0515-3434-001)
9. Discussion and possible action on Down Payment Assistance Loan for 1274 W Court St (/WP 0027)

CLOSED 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. Safe Pro Loan Terms
11. Loan Request from Lemon and Sage Beauty Salon 113 W North St
12. Edgerton Hospital Loan terms

RECONVENE INTO OPEN SESSION

13. Review and take potential action Safe Pro loan terms
14. Review and take potential action Lemon & Sage loan request
15. Review and take potential action Edgerton Hospital loan terms

FUTURE AGENDA ITEMS

Monthly Status Reports on Collections - scheduled for June meeting

Key Fobbing at the Innovation Center

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.