



# Community Development Authority Board of Directors Meeting (In-Person & Virtual)

Whitewater Municipal Building Community Room,  
312 West Whitewater St., Whitewater, WI 53190

\*In Person and Virtual

**Thursday, August 15, 2024 - 5:30 PM**

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

Please click the link below to join the webinar:

[https://us06web.zoom.us/j/85405680665?pwd=u4lflrOVZyE6w0cHHUDLyN4UjJGJwg.qoJNuDF\\_vWGO\\_e2b](https://us06web.zoom.us/j/85405680665?pwd=u4lflrOVZyE6w0cHHUDLyN4UjJGJwg.qoJNuDF_vWGO_e2b)

Or Telephone: 1 312 626 6799 US (Chicago)

Webinar ID: 854 0568 0665

Passcode: 711528

**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.**

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## **AGENDA**

### **CALL TO ORDER**

### **ROLL CALL**

**DECLARATION OF CONFLICT OF INTEREST.** Would any Member of the Board wish to declare any known conflict of interest with the items presented on today's CDA Board Agenda?

### **APPROVAL OF AGENDA**

*A Board 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 Board to be implemented. The Agenda shall be approved at each meeting even if no changes are being made at that meeting.*

### **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.***

## **APPROVE MINUTES**

1. Approval of the Minutes of the July 18, 2024 CDA Board Meeting.

## **FINANCIAL STATEMENTS**

2. Review and acknowledge Financial Statements for period ending July 31, 2024.

## **ACTION ITEMS**

3. Discussion and possible action regarding the 108 West Main Street Property (EDD Zeinert)
4. Discussion and Possible Action Regarding Potential WindUp 2025 (EDD Zeinert)
5. Consideration and possible action with regard to Affordable Housing Fund Down Payment Assistance Loan Application No. 2024-002 for the purchase of 371 S. Janesville Street. (EDD Zeinert)
6. Consideration and possible action with regard to Affordable Housing Fund Down Payment Assistance Loan Application No. 2024-003 for the purchase of 303 South Whiton Street. (EDD Zeinert)
7. Discussion and possible action with regard to status of CDA Loan to Recruitcute, Inc. in the amount of \$50,000.00. (Finance Director Blicht)

## **CONSIDERATIONS / DISCUSSIONS / REPORTS**

8. Staff Update Regarding Modular Home Introduction (NRS Real Estate)
9. Staff Update Regarding Status of Scanalytics Loan and Slipstream Loan (Finance Director Blicht)
10. Staff Update Regarding Legal Action Against Fine Food Arts d/b/a The Black Sheep (EDD Zeinert)
11. Economic Development Director Report (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. Item to be discussed:

12. Discussion and possible action regarding BaristaCats Cafe allocation of funds under the WindUp Program. (EDD Zeinert)

## **RECONVENE TO OPEN SESSION**

Reconvene to Open Session to take action on Closed Session Item.

13. Possible action regarding BaristaCats Cafe allocation of funds under the WindUp Program. (EDD Zeinert)

### **FUTURE AGENDA ITEMS**

14. Staff Update Regarding status of Inventalator Loan f/k/a Ideawake (Finance Director Blich)
15. Staff Report- How to do a TIF Calculation
16. Cost of Amending a TIF District
17. Updates to Rules of Procedure Handbook
18. Updates to Revolving Loan Program
19. Updates to Facade Loan Program

### **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.**