



Community Development Authority Monthly Meeting - July 16, 2026

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

Thursday, July 16, 2026 - 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.

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.

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/297299448025599?p=LF5OoXPFvFR8hbzx4>

Meeting ID: 297 299 448 025 599

Passcode: KC9Tm7Kb

[Need help?](#) | [System reference](#)

Dial in by phone

[+1 929-229-5663](tel:+19292295663), [29678424#](tel:+19292295663) United States, New York City

[Find a local number](#)

Phone conference ID: 296 784 24#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

AGENDA

CALL TO ORDER

ROLL CALL

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?

GOOD GOVERNANCE MANUAL

Below is a link to the City of Whitewater's Governance Manual. This document serves as our central guide for operational excellence, outlining our commitment to accountability, transparency, and strategic oversight.

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:752ce1fc-c064-472c-a784-75e9dd11d771>

Please feel free to refer to this manual often.

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. June meeting minutes
2. June dashboard
3. CDA Annual Report
4. Opportunity Zone Update
5. Business Park's Lot 1B's Request for Proposal

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.

CONSIDERATIONS / DISCUSSIONS / REPORTS

6. City Attorney Memo Re: Quorums and Abstaining. Review and discussion
7. Legal Updates: Discussion and possible action
8. Listing Agreement with Anderson Commercial Group: Discussion and Possible Action
9. Eminent Development Corp. Letter of Intent for Jefferson St. Redevelopment project. Discussion and possible action

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. Listing Agreement with Anderson Commercial Group: Discussion and Possible Action
11. Eminent Development Corp. Letter of Intent for Jefferson St. Redevelopment project. Discussion and possible action

RECONVENE INTO OPEN SESSION

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.