



# 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, December 21, 2023 - 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.**

When: Dec 21, 2023 05:30 PM Central Time (US and Canada)

Topic: CDA

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/81688776062?pwd=8brBJqtYj2eJJOxs3Q-Jw2EqHVndig.LcA-ETFutrXKTCdz>  
Passcode: 892463

Or Telephone: +1 312 626 6799 US (Chicago)

Webinar ID: 816 8877 6062

Passcode: 892463

**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**

**APPROVAL OF AGENDA**

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

**WELCOME AND INTRODUCTION:** Economic Development Director Calli Berg.

**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.***

**APPROVAL OF MINUTES.**

1. Approval of November 16, 2023 CDA Board of Directors Meeting Minutes.

**ACKNOWLEDGMENT OF FINAICIAL STATEMENTS.**

2. Review and acknowledgment of CDA Financials for period ending November 30, 2023.

**ACTION ITEMS.**

3. Discussion and possible action regarding appointment of CDA Executive Director.

**UPDATES & DISCUSSION.**

4. Update regarding Commercial Rehabilitation Grant/Loan Program (Kristin Fish-Peterson).
5. Discussion regarding potential purchase of property located at 108 W. Main Street (Tax Parcel No. /WUP 00257A) and 216 E. Main St. (Tax Parcel No. /TRA 00003) owned by Jelaine Goehl and Jane Henry.

**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:**

6. Consideration and possible action regarding Down Payment Assistance Loan Application No. 001 pursuant to the terms of the Affordable Housing Policy.
7. Consideration and possible action regarding Offer to Purchase 216 E. Main St. (Tax Parcel No. /TRA 00003) and Offer to Purchase 108 W. Main St. (Tax Parcel No. /WUP 00257A) owned Jelaine Goel and Jane Henry.
8. Discussion and possible action regarding TIF Development Agreement between the City of Whitewater and JM Meadowview LLC regarding Mound Meadows project.
9. Discussion and possible action regarding TIF Development Agreement between the City of Whitewater and US Shelter Homes LLC regarding Mound Meadows project.

**RECONVENE INTO OPEN SESSION**

10. Possible action on closed session item(s).

**ECONOMIC DEVELOPMENT ACTIVITIES UPDATE**

**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.**