



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 19, 2024 - 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 click the link below to join the webinar:

https://us06web.zoom.us/j/89729565047?pwd=qxf-jhrY-4Wxmw_NdB127mE_32_GyA.w5FRkFi4GcsINHVD

Or Telephone:

Dial +1 312 626 6799 US (Chicago)

Webinar ID: 897 2956 5047

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

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 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.

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 THE MINUTES

1. Approve Minutes from the November 21, 2024 CDA Board of Directors Meeting.

ACKNOWLEDGE FINANCIAL STATEMENTS

2. Acknowledge CDA Financials for period ending November 30, 2024.

PRESENTATIONS

3. How to Calculate TIF Percentages (EDD Zeinert and Kristen Fish Peterson)

ACTION ITEMS

4. Discussion and possible action regarding Down Payment Assistance Loan application for the purchase of 253 N. Jefferson Street pursuant to the terms and conditions of the City's Affordable Housing Policy Fund.
5. Consideration and possible action regarding Request for Proposal (RFP) submitted by HM Brandt LLC for demolition of 126 N. Jefferson Street (Tax Parcel No. /BIRW00002). (EDD Zeinert)
6. Update and discussion regarding 2025 Joint Meeting (EDD Zeinert)

CONSIDERATIONS / DISCUSSIONS / REPORTS

7. Update and discussion regarding potential teachers and coaches for WindUp 2025 (EDD Zeinert)
8. Economic Development Activity Report. (EDD Zeinert)
9. Discussion regarding request from the Board to receive Agenda information early.

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. Discussion and possible action regarding Offer to Purchase a 10.96 acre parcel of vacant land (Tax Parcel No. /A444200001) EDD Zeinert
11. Discussion and possible action regarding potential development of 67-acre parcel of vacant land (EDD Zeinert)

RECONVENE INTO OPEN SESSION

12. Reconvene to Open Session to take possible action on Closed Session item(s). (EDD Zeinert)

FUTURE AGENDA ITEMS

13. Cost of Amending a TIF District
14. Updates to Revolving Loan Programs
15. Status of Collections on Loans
16. Request for legal opinion regarding inter-departmental cooperation regarding recovering delinquent loan amounts and liquor license.
17. Update & discussion regarding Blue Line Battery project.

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.