



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, October 17, 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/82244534281?pwd=OxaO933yrs5h45YyRnnRdlV6jTYtKA.vm2j4MY31USfiJSs>

Or Telephone:

Dial +1 312 626 6799 US (Chicago)

Webinar ID: 822 4453 4281

Passcode: 627030

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

DECLARATON OF CONFLICT OF INTERESTS. 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.

APPROVAL OF MINUTES

1. Approval of September 19, 2024 CDA Meeting Minutes.

ACKNOWLEDGE FINANCIAL STATEMENTS

2. Acknowledgment of Financial Statements for Period Ending 09/30/2024.

PRESENTATIONS

3. Presentation by Paul Eckert, Founder of Safepro Technologies.
4. Presentation by Jake Gildeister of Whitewater Cinemas.

ACTION ITEMS

5. Discussion and possible action regarding Request for Proposal (RFP) for demolition of the 108 West Main Street building (EDD Zeinert).
6. Discussion and possible action regarding Request for Proposal (RFP) for the demolition of the 216 East Main Street building (EDD Zeinert)

CONSIDERATIONS / DISCUSSIONS / REPORTS

7. Discussion and feedback for Finance Committee regarding Proposed Framework for Improving Public Participation at Common Council and Committee meetings (EDD Zeinert)
8. Discussion regarding draft of proposed Future WindUp Rules (EDD Zeinert).
9. Staff Update: WCEDA Workforce Housing Initiative 2023-2024 (EDD Zeinert)
10. Staff update regarding status of Inventalator Capital Catalyst Loans (EDD Zeinert)
11. Update regarding economic development activities (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. Consideration and possible action regarding Development Agreement with Tanis (EDD Zeinert)

RECONVENE INTO OPEN SESSION

13. Reconvene to Open Session for possible action on Closed Session Item.

FUTURE AGENDA ITEMS

14. How to Calculate TIF (KFP)
15. Cost of Amending a TIF District.
16. Update to Rules of Procedure Handbook

17. Updates to Revolving Loan Programs.
18. Updates to Facade Loan Program.
19. Report on calculation of per household rate savings relating to CDBG funds applied to Water Tower 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.