



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, July 18, 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/82992318798?pwd=bPNnJ4h_wJvNjb5pZAp5DegAl4qljw.kY8aH0Trl3rrZITl

Passcode: 822499

Telephone: +1 (312) 626-6799 US (Chicago) (Houston)

Webinar ID: 829 9231 8798

Passcode: 822499

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 members 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 06-20-2024 CDA Board Meeting Minutes.
2. Approval of Minutes of 07/02/2024 CDA Special Meeting

ACKNOWLEDGE FINANCIAL STATEMENTS

3. Discussion and Acknowledgment of CDA Financial Statements for Period Ending June 30, 2024.

ACTION ITEMS

4. Consideration and Possible Action regarding Memorandum of Understanding for the Innovation Center (Attorney Manthe)
5. Discussion and possible action regarding updates to the Conflict of Interest Policy (EDD Zeinert)
6. Consideration and Possible Actions regarding 108 East Main Street (EDD Zeinert)

CONSIDERATIONS / DISCUSSIONS / REPORTS

7. Staff Update regarding potential for collection of funds with regard to Meeper LLC Loans (Attorney Manthe)
8. Staff Update and discussion regarding the Rules of Procedures Manual (EDD Zeinert)
9. Staff Update on the But For Worksheet (EDD Zeinert)
10. Staff Update Regarding Draft of Technology Park Covenants (EDD Zeinert)
11. Staff Update on Home Buying 101Event (EDD Zeinert)
12. Staff Update Regarding Developer Meet and Greet (EDD Zeinert)
13. Staff Report Regarding Food Truck Fest (EDD Zeinert)
14. Economic Development Director Update (EDD Zeinert)
15. Staff Update Regarding WindUp Feedback (EDD Zeinert)
16. Presentations by WindUp Winners (Barista Cats Cafe and Stellar Vintage)

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:

17. Consideration and possible action regarding WindUp financial allocates (EDD Zeinert)

RECONVENE INTO OPEN SESSION

18. Possible action regarding WindUp financial allocations.

FUTURE AGENDA ITEMS

19. Update regarding ongoing litigation, if any.
20. Update regarding status of Scanalytics Capital Catalyst Loan.
21. Cost of amending a TIF District.
22. WindUp 2025

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.