



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, September 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/81291332188?pwd=KS_eCLRW51lXuxlzPbB91yPJcU3KdA.2hUHAMXdK_m0qSOI

Or Telephone:

+1 312 626 6799 US (Chicago)

Webinar ID: 812 9133 2188

Passcode: 074612

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 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.

APPROVE MINUTES

1. Approve Minutes of the August 15, 2024 CDA Meeting.

ACKNOWLEDGE CDA FINANCIAL STATEMENTS

2. Review and acknowledge CDA Financial Statements for period ending August 31, 2024.

ACTION ITEMS

3. Discussion and possible action regarding outstanding loan to Fine Food Arts LLC d/b/a The Black Sheep (EDD Zeinert)
4. Discussion and possible action regarding status of Inventalator (f/k/a Ideawake) Capital Catalyst Loan (Finance Director Blitch).
5. Staff Update regarding Memorandum of Understanding (MOU) between CDA and City Water Utility (Finance Director Blitch)
6. Appointment to Tech Park Advisory Board (EDD Zeinert)
7. Discussion and possible action regarding approval of Subordination Agreement between the CDA and Shabani Investments, LLC (EDD Zeinert).
8. Staff Update regarding sunk costs related to 108 W. Main Street Building (EDD Zeinert)
9. Discussion and possible action regarding repair of the basement foundation wall at 108 West Main Street (EDD Zeinert)
10. Discussion and possible action regarding demolition of 126 North Jefferson Street Property (EDD Zeinert).
11. Discussion and possible action regarding continuation of Whitewater WindUp event in the future (EDD Zeinert)

CONSIDERATIONS / DISCUSSIONS / REPORTS

12. Economic Development Director Report (EDD Zeinert)
13. Presentation by Fire Department regarding development of a fire training facility (Assistant Fire Chief Dion).

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:

14. Discussion and possible action regarding Development Agreement for construction of a fire training facility to be located on vacant parcel of land owned by the City on Innovation Drive (Parcel No. /A455500001)

15. Discussion and possible action regarding Offer to Purchase vacant parcel of land located on Starin Road (Tax Parcel No. /WUP 00018D)

RECONVENE INTO OPEN SESSION

16. Reconvene to Open Session for possible action on Closed Session item(s).

FUTURE AGENDA ITEMS

17. Staff Report - How to do a TIF Calculation
18. Cost of Amending a TIF District
19. Update to Rules of Procedure Handbook.
20. Updates to Revolving Loan Program.
21. Updates to Facade Loan Program.

VIDEO PRESENTATION

22. Open Meetings Law Compliance Training (EDD Zeinert)

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.