



Community Development Authority Board of Directors

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Thursday, January 15, 2026 - 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://teams.microsoft.com/meet/23214476546387?p=oQMMwiiq5sb2v8HqRBg>

Dial in by phone

+1 929-229-5663,,129564377# United States, New York City

Find a local number

Phone conference ID: 129 564 377#

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

**Amended as of January 13, 2026 at 3:45 p.m. to add :1) Waiver of 72-Hour Transparency Ordinance and
2) Correct Parcel numbers and memo for item 8. Discussion on CDA-owned parcels /BIRW 00003A,
/BIRW 00002 and /BIRW 00001 on Jefferson St.**

CALL TO ORDER

**Request for authorization to waive the 72-hour notice required by the City of Whitewater
Transparency Ordinance to amend Agenda to**

- 1. Update item 8, Correct Parcel Numbers, Update memo for Item 8, Discussion on CDA-owned parcels /BIRW 00003A, /BIRW 00002, & /BIRW 00001 on Jefferson St.**

ROLL CALL

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.

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

1. Review and Approval of December Minutes
2. Preliminary December Financials for review

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.

CONSIDERATIONS / DISCUSSIONS / REPORTS

3. Facade Loan Program Update
4. Innovation Center Update
5. Black Sheep Loan update
6. Discussion and possible action on Down Payment Assistance Loan request for 455 Howard Road (/A518200003)
7. Discussion and possible action on Down Payment Assistance Loan request for 204 N Queen St (/PC 00012)
8. Discussion on CDA-owned parcels /BIRW 00003A, /BIRW 00002, & /BIRW 00001 on Jefferson St.
9. Update on downtown activities
10. Pre-3 TIF Request: Review and Discussion

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:

11. Pre-3 TIF: Review and Discussion
12. Community Engagement Center discussion

RECONVENE INTO OPEN SESSION

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.