



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, May 16, 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/83847306895?pwd=f2T0hNANf8bWXEaiovtU237KkmTZgQ.zPqLgfbg7aVI8Ecq>

Passcode: 275178

Telephone: +1 (312) 626-6799

Webinar ID: 838 4730 6895

Passcode: 275178

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

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.

CONSIDERATION & ELECTION OF CHAIR & VICE CHAIR

1. Election of Chair and Vice Chair.

DECLARATION OF CONFLICT OF INTEREST. Would any member(s) of the Board wish to declare any known conflict of interest with the items presented on today's CDA Board Agenda?

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 (3) 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

2. Approve Minutes of the April 18, 2024 CDA Board of Directors Meeting.

ACKNOWLEDGE FINANCIAL STATEMENTS

3. Review and acknowledge CDA Financial Statements for Period Ending April 30, 2024.

ACTION ITEMS

4. Consideration and possible action regarding appointment of Economic Development Director Taylor Zeinert to serve as CDA Director.

UPDATES & DISCUSSION

5. Update and discussion regarding Innovation Center M.O.U. (Joe Kromholz)
6. Update and discussion regarding status of Whitewater WindUp business competition.
7. Economic Development Activities Update
8. Update and discussion regarding April 25th Housing Round Table.

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:

9. Consideration and possible action regarding proposed multi-family development to be located on Moraine View Parkway (Tax Parcel No. WPB 00044) for Chris Slater.

RECONVENE INTO OPEN SESSION. Reconvene to open session to take action on closed sessions item(s).

FUTURE AGENDA ITEMS

10. Update regarding status of Action Fund Loan Loss Reserves.
11. Update regarding why Meeper Loan was written off.
12. Update regarding status of Scanalytics Capital Catalyst Loan.
13. Follow up on summary of Capital Catalyst original loan amounts.
14. Cost of amending a TIF District.
15. Update regarding ongoing litigation, if any.

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.