



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, April 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/89062950482?pwd=3iDD6qyXEEJC0AusurYHpg8SeDBX4A.-6UJSDDvtlShk9CA>

Webinar ID: 890 6295 0482

Passcode: 328531

Phone: +1 312 626 6799 US (Chicago)

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 04-17-2024 at 9:00 a.m. to add: 1. Introduction of New Board Members, 2. Waiver of 72-Hour Transparency Ordinance and 3. Consideration and Election of Chair & Vice Chair. Items added are red.)

CALL TO ORDER

1. Introduction and welcome new Board Members Neil Hicks and Greg Marjczak representing the Common Council.
2. Request for authorization to waive the 72-hour notice required by the City of Whitewater Transparency Ordinance to amend the Agenda to add: Consideration & Election of CDA Chair and Vice-Chair.

ROLL CALL

APPROVAL OF AGENDA

A member of the Board 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

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 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.

PRESENTATION

3. Presentation of \$25,000 check to Habitat for Humanity of Walworth County representing a developer incentive under the Affordable Housing Fund Policy (Taylor Zeinert). The Habitat home is located at 896-3A South Franklin Street. Representatives of Habitat for Humanity include Board Member Chuck Saul and Treasurer Mary Jane Pyszka.

APPROVE MINUTES

4. Approval of the Minutes of the March 21, 2024 CDA Board of Directors Meeting.

ACKNOWLEDGE FINANCIAL STATEMENTS

5. Review and acknowledge Financial Statements from period ending March 31, 2024.

ACTION ITEMS

6. Discussion and possible action regarding Memorandum of Understanding - Whitewater Innovation Center (Joe Kromholz), including discussion regarding FERC's Assessment of the Innovation Center (Russ Kashian).
7. Discussion and possible action regarding transfer of funds from Action Fund Account to Facade Loan Fund Account.
8. Discussion and possible action with regard to Request for Proposal for legal counsel to represent the interests of the CDA.
9. Discussion and possible action regarding selection of a judge for the WindUp competition.

UPDATES & DISCUSSION

10. Discussion regarding draft of Reimbursement Agreement between the City and the CDA with respect to the Whitewater WindUp Business Competition (Kristen Fish-Peterson)
11. Update regarding April 25, 2024 Housing Roundtable.
12. Update regarding the status of renovation of the property located at 108 W. Main Street (Tax Parcel No. /WUP 00257A).

13. Economic Development Activities Update (Taylor 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. Items to be discussed:

14. Update and possible action regarding Offer to Purchase from Quality Industries, Inc. for the acquisition of a vacant parcel of land located on Starin Road for development of residential housing (Tax Parcel No. /WUP 00018D)

RECONVENE INTO OPEN SESSION

15. Reconvene to Open Session for possible action regarding Offer to Purchase from Quality Industries, Inc. for acquisition of vacant parcel of land located on Starin Road for development of residential housing (Tax Parcel /WUP 0018D).

FUTURE AGENDA ITEMS

16. Update regarding status of Action Fund Loan Loss Reserves.
Update regarding why Meeper Loan was written off.
Update regarding status of Scanalytics Capital Catalyst Loan.
Follow up on summary of Capital Catalyst original loan amounts.
Cost of amending a TIF District.
Update regarding any ongoing litigation, if any.
Supreme Court recent ruling with regard to payment of real estate brokerage commissions.
Request for Proposal regarding redevelopment of property at 216 E. Main St..

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.