



Community Development Authority Board of Directors Meeting

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

Thursday, November 21, 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/86898444845?pwd=HaeR_EA_X9LSKF-6xvSGw474nN0kA.LjGroTDLcXk7hsn3

Or Telephone:

Dial +1 312 626 6799 US (Chicago)

Webinar ID: 868 9844 4845

Passcode: 009557

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

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.

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. Approve 10-17-2024 CDA Meeting Minutes

ACKNOWLEDGE FINANCIAL STATEMENTS

2. Acknowledge CDA Financial Statements for Period Ending October 31, 2024.

PRESENTATIONS

3. How to Calculate TIF Percentages (Kristin Fish Peterson)

ACTION ITEMS

4. Discussion and possible action regarding Inventalator Loan Collection Efforts (EDD Zeinert)
5. Discussion and Possible Action Regarding Demolition of the 216 E. Main Street Building.(EDD Zeinert)
6. Discussion and Possible Action Regarding Request for Proposal (RFP) for Demolition of 216 E. Main Street. Building (EDD Zeinert)
7. Update, Discussion and Possible Action with respect to Rodriguez Assignment and Assumption Agreement regarding delinquent CDA Action Fund loan to Jay Stinson/Fine Food Arts LLC (EDD Zeinert)
8. Discussion and possible action regarding filing criminal charges against Jay Stinson relating to Delinquent CDA Loan to Fine Food Arts LLC.
9. Discussion and Possible Action Regarding But for Worksheet (EDD Zeinert)

CONSIDERATIONS / DISCUSSIONS / REPORTS

10. Report on calculation of per household rate savings relating to CDBG funds applied to Water Tower project EDD Zeinert)
11. Update Regarding WindUp 2025 Rules (EDD Zeinert)
12. Updates & Discussion regarding Pages 1-10 of CDA Rules of Procedure Handbook (EDD Zeinert)
13. Economic Development Activity Report (EDD 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. Discussion and Possible Action Regarding Development Agreement With Tanis Properties, LLC (EDD Zeinert)
15. Update regarding status of Ideawake/Inventalator Loan.

RECONVENE INTO OPEN SESSION

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

FUTURE AGENDA ITEMS

17. Cost of Amending a TIF District (EDD Zeinert)
18. Updates to Revolving Loan Programs
19. Status of Collections on Loans

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.