



Community Development Authority Board of Directors

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

Thursday, April 17, 2025 - 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.

Join from PC, Mac, iPad, or Android:

https://us06web.zoom.us/j/81326741069?pwd=ZQ9PlxaglySN32CN4Y0vOsz1FOrnWA.sWW-hO_mD-7zU-Nk
Passcode:647974

Webinar ID: 813 2674 1069

Join via audio:

+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

CALL TO ORDER

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.

CONFLICT OF INTEREST

Would any board member wish to declare any known Conflict of Interest with the items presented on today's CDA Board Agenda?

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. Approval of February Minutes
2. Approval of March Minutes
3. Approval of February Financials
4. Staff Update on the status of Black Sheep's - Lloyd's Liquor License
5. Legal Update on Black Sheep
6. Legal Update on Slipstream
7. Legal Update on Scanalytics

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.

ELECTION OF CHAIRPERSON

ELECTION OF CO-CHAIRPERSON

PRESENTATIONS

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.

8. Presentation by LuLu's Cravings (**Lourdes Antonio.**)
9. Presentation by Edgerton Hospital requesting funds for equipment for Whitewater Urgent Care (**Marc Augsburg.**)

CONSIDERATIONS / DISCUSSIONS / REPORTS

10. Discussion and Possible Action on Modifications to the "But For" Worksheet (**EDD Zeinert.**)
11. Discussion and Possible Action on Down Payment Assistance Loan Application (**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:

12. Discussion and Possible Action on allocating \$42,315.12 to LuLu's Cravings for start-up costs **(EDD Zeinert)**.
13. Discussion and Possible Action on Edgerton Hospital's Request for \$140,000 for equipment for Whitewater Urgent Care Site **(EDD Zeinert)**.
14. Discussion and Possible Action on deferring Stonegate Management LLC Facade Loan Payments for two years **(EDD Zeinert)**.
15. Discussion and Possible Action on Stepmother LLC Offer to Purchase 1127 Bluff Road (/A405400001) **(EDD Zeinert)**.

RECONVENE INTO OPEN SESSION

FUTURE AGENDA ITEMS

Monthly Status Reports on Collections Actions

Revisions to RFP Process

Key Fobs at the Innovation Center

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.