



# 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, February 15, 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/87688580790?pwd=uSsREcRQQG1Hcv8PCZkzdspb94Rf1w.HStrGsutcrv8Szp>

**Telephone:** +1 (312) 626-6799 US (Chicago) (Houston)

**Webinar ID:** 876 8858 0790

**Passcode:** 082260

**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**

**\*\*\*Request for authorization to waive the 72-hour notice required by the City of Whitewater Transparency Ordinance to consider electing a new Board Chair.\*\*\***

### **ROLL CALL**

1. Elect Board Chair due to Patrick Singer being appointed to Common Council.

### **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.*

**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.***

#### **APPROVE MINUTES**

2. Approval of January 18, 2024 CDA Board Meeting Minutes.
3. Approval of Minutes of January 31, 2024 CDA Special Meeting.

#### **APPROVE FINANCIAL STATEMENTS**

4. Review and acknowledge Preliminary Financial Statements for period ending December 31, 2023. (Income/Expense & Balance Sheet do not reflect the auditors GASB Pension entries of the fixed asset depreciation entries.)

#### **ACTION ITEMS**

5. Consideration and approval of Whitewater WindUp (WWUP) Business Competition Eligibility Criteria and Application.
6. Discussion and possible action regarding request for revisions to Mortgage Assistance and the Affordable Housing Fund Program.

#### **UPDATES AND DISCUSSIONS**

7. Update regarding economic development activities.

**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:

8. Consideration of Letter of inquiry regarding acquisition of approximately 3 acres of vacant land in the Technology Park (TP) located on Howard Road (part of Tax Parcel No. /A444200003) at a price of \$87,000.
9. Consideration and possible action regarding request for Amendment to Offer to Purchase entered into with Larry Chapman for acquisition of vacant parcel of land located on Prospect Drive (Tax Parcel No. 212-0515-3434-003).
10. Consideration of Offer to Purchase approximately 1 acre of vacant land located on Bluff Road (Tax Parcel No. /A323600002) at a price of \$30,000.
11. Update and possible action regarding Offer to Purchase entered into with Quality Industries Inc. for acquisition of a vacant parcel of land located on Starin Road (Tax Parcel No. /WUP 00018D).

12. Consideration and possible action regarding application from Walworth County Habitat for Humanity for \$25,000 Developer Incentive under the Affordable Housing Policy for new single-family residential at 396-3A South Franklin Street.
13. Negotiation and possible action regarding Whitewater University Innovation Center Lease Agreement with Blue Line Battery, Inc.

**RECONVENE INTO OPEN SESSION. Reconvene into open session for possible action on closed session item(s).**

**FUTURE AGENDA ITEMS**

**ADJOURNMENT**

**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.**

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.