



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, June 20, 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/83987884868?pwd=G22fVyukan23JZ2DZJ6LHffOyFSe8A.CBR60QlyfP2Kw1OS>

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

Webinar ID: 839 8788 4868

Passcode: 733838

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

DECLARATION OF CONFLICT OF INTEREST. Would any members 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

1. Approve Minutes of the April 18, 2024 CDA Meeting.
2. Approve Minutes of the May 16, 2024 CDA Board Meeting.

ACKNOWLEDGE FINANCIAL STATEMENTS

3. Acknowledge Financials Statements for Period Ending 05/31/2024

ACTION ITEMS

4. Discussion and Possible Action Regarding the Response to the Request for Proposals (RFP) Response wo engage Legal Counsel for the CDA.
5. Discussion and possible action with respect to amendment to Ordinance 5.28 regarding Mobile Food Establishments.
6. Update and possible action with respect to most recent draft of the Memorandum of Understanding (MOU) for the Innovation Center.

CONSIDERATIONS / DISCUSSIONS / REPORTS

7. Staff Update Regarding Why Meeper Loan Was Written Off

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. Discussion and possible action with respect to Whitewater WindUp Winner Allocations.
9. Discussion and Possible Action Regarding draft if Letter of Intent for Jon Tanis
10. Developers Agreement for Park Crest Development (Lots 44-58 Park Crest Subdivision)
11. Discussion and possible action regarding Developers Agreement for Royal Hounds Project (Lot /A323600002) located on Bluff Road.

RECONVENE INTO OPEN SESSION to take action on Closed Session Item(s) if necessary.

12. Reconvene to take action on Closed Session Item(s).

FUTURE AGENDA ITEMS

13. Staff Update Regarding Ongoing Litigation.
14. Staff Update Regarding Status of Action Fund Loan Loss Reserves
15. Staff Update Regarding status of Scanalytics Capital Catalyst Loan
16. Staff Update Regarding Summary of Capital Catalyst Original Catalyst Loan
17. Staff Update Regarding the Cost of Amending TIF District
18. Future Whitewater WindUp 2025

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.