



Community Development Authority Board of Directors

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

Thursday, October 16, 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/87665760238?pwd=anP6VYJxOgfrq8FoJ_OeSDyRDBRBmw.P3nV6lWmXzSzS
W3g](https://us06web.zoom.us/j/87665760238?pwd=anP6VYJxOgfrq8FoJ_OeSDyRDBRBmw.P3nV6lWmXzSzS
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Passcode:647974

Phone one-tap:

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Join via audio:

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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.

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 September 18, 2025 Minutes.
2. Approval of August Financial Statements.

3. Approval of September Financial Statements.

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.

CONSIDERATIONS / DISCUSSIONS / REPORTS

4. Review and discussion presentation on single family housing program proposal. **(Becker)**
5. Update on Letter of Intent for Lot 7 B in the business Park. Tax Parcel # 292-0515-3432-000. **(Becker)**
6. Review and discuss memo regarding city attorney and CDA. **(Becker)**
7. Update on ongoing legal matter pertaining to Fine Food Arts, LLC.

FUTURE AGENDA ITEMS

8. Wind Up End of Year Update.

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.



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Passcode: 647974

Webinar ID: 880 4210 0901

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International numbers available: <https://us06web.zoom.us/j/88042100901?pwd=wQxsgt2H45hueMq5gD011JAYnnvVyA.nQkNeN6wdDnP23A6> Phone one-tap:
+13126266799,,88042100901#,,,,*647974# US (Chicago) +16469313860,,88042100901#,,,,*647974# US

Join via audio: +1 312 626 6799 US (Chicago) +1 646 931 3860 US

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AGENDA

CALL TO ORDER

Meeting was called to order at 5:30 p.m. by Co-Chair Kromholz.

ROLL CALL

PRESENT

Board Member Thayer Coburn
Board Member Jon Kachel
Board Member Joseph Kromholz
Board Member Kelsey Price
Council Representative Brian Schanen

ABSENT

Council Representative Orin O. Smith
Board Member Christ Christon

STAFF

Mason Becker, Economic Development Director.

UPDATE OATHS OF OFFICE

1. City Clerk Boehm administrated the oath of office.

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?

None

APPROVAL OF AGENDA

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Motion made by Council Representative Schanen, Seconded by Board Member Coburn.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative Schanen

Motion was carried.

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

Motion made by Council Representative Schanen, Seconded by Board Member Coburn.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative Schanen

Motion was carried.

2. Approval of August 2025 Minutes
3. Approval of July 2025 Financial Statements

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.

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these controls. On a traditional telephone, dial *6 to unmute your phone and dial *9 to raise your hand.

None.

CONSIDERATIONS / DISCUSSIONS / REPORTS

4. Presentation on Current Housing Initiatives

Economic Director Becker this was presented at the Common Council meeting this week, but wanted to make sure we brought this again for the benefit of the entire CDA. I've been here about a month and talking the the City Manager we wanted to present a recap of the current housing initiatives that we have happening within the City.

Current Housing projects under way are:

Harbor Homes (Park Crest) Single Family 17 out of 19 permit have been pulled. 3 listed for sale remaining sold or under contract. Harbor Homes is interested in finding opportunities for additional development.

US Shelter (Meadowview) Zero-lot line duplexes 20 out of 38 permits permits pulled, 3 listed for sale. Duplexes are part of the missing middle solution in housing that we are trying to address.

Teronomy Builders (Waters Edge South) 8 new duplex permits issued. This is 16 new housing units.

Hartland Shores broke ground on the first two of the eight buildings. These are multi-family apartment buildings so that is 32 new units for rental housing.

Housing needs there has been an identified shortage of housing stock in previous studies. There was a 2023 study here in Whitewater that showed clear indications for more product. They are projecting growth across all age groups here in Whitewater over the next few years. The need for multiple product types is clear. It's not just about single family, or just about apartments.

Affordability remains a key concern. These were pulled from Redin. Whitewater average home prices (july 2025): \$321K. Compared to July 2021: \$230K. Supply and demand applies to housing, like any product. Housing needs are changing:

People are living longer

More total households: young people are delaying marriage/staring families.

Housing is the new workforce

Today, businesses following housing

Companies monitor the data

Housing, placemaking, and quality of life all matter.

Kachel stated that UW Whitewater including Janesville in their numbers, so I think you want to have those removed because that has nothing to do with the housing in

Whitewater. A lot of universities were assigned a two-year college and to make them one, but they aren't living here.

We don't have current enrollment trends for school district here. I do know that the new superintendents is working on some type of study to look at that.

Price stated that they are taking the enrollment date tomorrow for the year.

Economic Development Director Becker stated that I'm not even talking about this year. I'm talking about the last few years. We haven't been able to get good numbers on that.

Potential upcoming housing developments.

Bielinski presented a concept review for Hale Farm, 999 home smaller lot single family subdivision.

Pre-3 will be bringing forward a rezone and comp plan request next month for a potential 60 unit apartment project. This is the only other ongoing apartment project that is being considered by the City.

Stonehaven they are looking at building 8 to 16 new modular single family homes on Bluff Road. Modular homes have come a long way from what we think about as trailer homes from decades ago. the goal is to bring in new single-family owner-occupies housing at a price point under \$340K.

Habitat for Humanity will be bringing forth a conditional use permit for two zero-lot line twin homes. The neat things with these is that Habitat finds the owners first and then builds.

Housing assistance programs the state allows you to use a TIF districts final year to what called an affordable housing extension. There is a down payment assistance program. It offers \$25,000 in down payment assistance. This program is active and has 7 borrowers under the program.

There is a Developers Assistance Program and this one hasn't really be activated to date.

Home Rehab Loan Fund that was funded by older Community Development Block Grants. That program is ending. We're going to talk about potential ways to reactivate that.

TIF assistance is evaluated by a third-party advising firm, Ehlers. They recently presented to the Finance Committee their version of how they evaluate. That format will be presented to the Common Council in the near future. The CDA passed a "But for" Criteria to review future projects.

We are trying to build a community for all stages of life.

Kachel made a comment about the study stating that Whitewater is 30% or less owner-occupied. Other communities around us have higher owner occupied percentages. State average is 69% owner-occupied. What ever we can do to make single family increase that are owner occupied would be great.

Schanen stated that dealing with aging housing stock.

Economic Development Director Becker stated that any tools that we can come up with to present data in a logical manner we will explore.

5. Discussion and possible action regarding Amendment to Simultaneous Property Swap Agreement.

Economic Development Director Becker stated that we are looking for an approval for on this. Common Council did approve this as part of the Consent Agenda on Tuesday night. This amendment was brought forth by the Stafford Rosenbaum law firm which the CDA uses. This is just clarifying some of the timing in terms of land swap that had been approved in April.

Kromholz stated that he didn't see a staff recommendation on this . Did staff also review this.

Economic Development Director Becker stated that he had.

Kromholz confirmed that the staff recommendation is that be approved.

Motion made by Council Representative Schanen, Seconded by Board Member Price.
Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz,
Board Member Price, Council Representative Schanen

Motion passes.

6. Review and Discuss: Proposed Hale Farm Subdivision Development.

Economic Development Director Becker stated he wanted to bring kind of a recap of the proposed project at Hale Farm. They did make a presentation for a conceptual review last week at the PARC. As noted in the memo quite a few comments from Town of Whitewater residents regarding some concerns related to the project. No city residents spoke at the meeting at all either in favor or against the proposal.

They are looking at a smaller lot size format of 6,000 square feet. This is a way to bring single family housing at a lower affordable price point.

Kromholz asked what is the price point they would be coming forward at.

Economic Development Director Becker stated they presented a range of \$370k up to \$420K is what they are looking at.

Kromholz asked approximately how many single family dwelling units would go in.

Economic Development Director Becker stated 99.

Kachel stated he thought there would be 7 units per acre. What is the city requirement now for size of lot.

Economic Development Director Becker stated that he average city lot would be 8,000 square feet, these would be about 25% smaller.

Kachel asked if they are doing this because young people don't want to maintain lots or for affordability or a combination of both. I don't see how that is going to trim off.

Economic Development Director Becker stated I'm sure that there is a market demand for it. I do think to that there a lot of younger people who maybe aren't looking for that huge yard to maintain. Younger couples who don't have kids yet who aren't looking for the big back yard.

Schanen stated as a "younger person" I do agree that small lots have some benefits and have some drawbacks. Lawncare is definitely one of the perks of having a smaller lot size. But the other thing that I want to note and reiterate from the PARC is the width of Breisdan Hill Drive and having 99 houses back there I do have some concerns about the traffic flow back there.

Kachel asked if Warner road is in the City or a Township road.

Economic Development Director Becker stated that it is split right of way. He wouldn't be able to say for sure.

Kromholz asked if we knew how wide the road is right now.

Economic Development Director Becker Warner road I could say off hand right now. Breisdan Road is under 30 ft right now but not at the full Right of Way width. The potential road connecting to Breisdan Road it was part of the original plat that was done for that subdivision in the mid 1990's. It is a dedicated easement.

7. Discussion of CDA Loan Status Update Memo

Economic Development Director stated this was just a summary and updates that were requested by Staff to Stafford Rosenbaum

Coburn asked if this was a list collections.

Economic Development Director stated that this is a list of open collections matters.

Kromholz stated that that where is states open questions for the Board on page two. There looks like there is already a judgement in place. So they can just take a financial deposition of the debtor and get the financial information from him. They shouldn't just be relying on the representation of this council. They should be also be subpoenaing his financial records.

CLOSED 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:

1. Designate note taker

Motion made by Board Member Coburn, Seconded by Board Member Kachel.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative Schanen

8. Discussion and possible action LOI with the City of Whitewater and Frederick D Carlson.

RECONVENE INTO OPEN SESSION

9. Reconvene to Open Session to Take Possible Action on Closed Session Item(s).

Kromholz stated there is interest in getting this to move forward. We need a little different process.

Motion to recommend that the interested parties work with the economic development office on developing a clean letter of intent that would then go to the PARC considering that they are the deciding body in regards to land sales for this property.

Motion made by Council Representative Schanen, Seconded by Board Member Coburn.
Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz,
Board Member Price, Council Representative Schanen

Motion carried.

FUTURE AGENDA ITEMS

ADJOURNMENT

Meeting was adjourned.

Motion made by Board Member Coburn, Seconded by Board Member Kromholz.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative Schanen

Account Name	CDA Operating	Action Bus Dev (UDAG) Checking	Façade Checking	CDBG Housing	Capital Cat Checking
Fund Account Number	Fund 900	Fund 910 xxx-127	Fund 910 xxx-442	Fund 910 xxx-450	Fund 910 xxxxxx3734
Bank	1st Citizens	1st Citizens	1st Citizens	1st Citizens	Associated
Interest Rate	4.45%	4.45%	4.45%	4.45%	1.51%
GL Account Number(s)	900-11100	910-11800 910-11801 910-11806	910-11702	910-11600	910-11900
GL Balance as of:					
09/30/2024	62,934.26	790,169.88	7,401.46	8,303.72	121,057.24
10/31/2024	48,557.44	758,849.41	9,860.33	8,340.60	121,236.68
11/30/2024	33,654.07	761,184.17	12,025.37	8,373.75	146,957.91
12/31/2024	22,428.83	743,146.88	14,500.97	8,408.74	144,556.29
01/31/2025	-7,220.28	748,655.09	16,983.17	8,441.84	144,771.39
02/28/2025	-16,250.58	744,325.86	19,464.80	8,470.57	142,679.46
03/31/2025	-28,265.97	755,653.85	21,962.26	8,502.21	140,081.07
04/30/2025	-47,855.77	755,493.20	24,460.13	8,532.90	140,254.92
05/31/2025	-60,264.95	617,028.71	26,971.70	8,563.69	140,433.60
06/30/2025	-73,152.80	612,062.71	29,496.38	8,595.44	140,606.74
07/31/2025	-86,612.07	601,795.83	32,030.62	8,627.27	140,785.87
08/31/2025	-107,533.14	435,118.84	34,565.51	8,657.16	140,947.29
Outstanding items		-173,027.38			
Current Bank Balance	-107,533.14	608,146.22	34,565.51	8,657.16	140,947.29
Difference:	0.00	0.00	0.00	0.00	0.00

Monthly GL bank balances may not agree with the actual month end bank account balances due to outstanding items.

Aug 2025 Interest Income

	GL #	Amount	Desc	
ACTION-BUS DEV-BUS PARK-XXX127	910-11800	2,131.07	Aug 2025 Interest	Income
FACADE CKING-1ST CIT- XXX442	910-11702	116.30	Aug 2025 Interest	Income
CDBG-HOUSING CHK-1CSB XXX450	910-11600	29.89	Aug 2025 Interest	Income
CAP CAT-ASSOC BK XXXXX3734	910-11900	161.42	Aug 2025 Interest	Income
INTEREST INCOME-ACTION FUND	910-48109-00	(2,131.07)	Aug 2025 Interest	Income
INTEREST INCOME-FACADE	910-48103-00	(116.30)	Aug 2025 Interest	Income
INTEREST INCOME-HOUSING	910-48104-00	(29.89)	Aug 2025 Interest	Income
INTEREST INCOME-SEED FUND	910-48108-00	(161.42)	Aug 2025 Interest	Income

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

Item 2.

ECONOMIC DEVELOPMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
900-48600-56 MISC INCOME	(250.00)	350.00	.00	(350.00)	.0
TOTAL MISCELLANEOUS REVENUE	(250.00)	350.00	.00	(350.00)	.0
<u>OTHER FINANCING SOURCES</u>					
900-49265-56 TRANSFER TID #4 AFFORD HOUSING	.00	.00	50,000.00	50,000.00	.0
900-49266-56 TRANSFER TID #11-ADMIN	.00	.00	25,000.00	25,000.00	.0
900-49267-56 TRANSFER TID #12-ADMIN	.00	.00	25,000.00	25,000.00	.0
900-49270-56 TRANSFER TID #10-ADMIN	.00	.00	50,000.00	50,000.00	.0
900-49290-56 GENERAL FUND TRANSFER	.00	.00	30,000.00	30,000.00	.0
900-49300-56 FUND BALANCE APPLIED	.00	.00	6,617.61	6,617.61	.0
TOTAL OTHER FINANCING SOURCES	.00	.00	186,617.61	186,617.61	.0
TOTAL FUND REVENUE	(250.00)	350.00	186,617.61	186,267.61	.2

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

Item 2.

ECONOMIC DEVELOPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	<u>CDA</u>					
900-56500-111	SALARIES	15,781.08	80,626.65	125,348.75	44,722.10	64.3
900-56500-151	FRINGE BENEFITS	1,324.76	11,197.32	28,580.05	17,382.73	39.2
900-56500-210	PROFESSIONAL DEVELOPMENT	.00	1,204.17	2,000.00	795.83	60.2
900-56500-212	LEGAL SERVICES	2,706.00	10,001.20	.00	(10,001.20)	.0
900-56500-215	PROFESSIONAL SERVICES	.00	.00	2,550.25	2,550.25	.0
900-56500-222	COUNTY/REGIONAL ECON DEV	.00	11,218.50	12,120.00	901.50	92.6
900-56500-223	MARKETING	.00	187.48	1,500.00	1,312.52	12.5
900-56500-224	SOFTWARE/HARDWARE MAINTENANCE	1,050.00	3,571.36	7,170.37	3,599.01	49.8
900-56500-225	TELECOM/INTERNET/COMMUNICATION	149.19	1,325.45	2,219.74	894.29	59.7
900-56500-310	OFFICE & OPERATING SUPPLIES	10.04	1,108.22	612.06	(496.16)	181.1
900-56500-311	POSTAGE	.00	168.58	204.02	35.44	82.6
900-56500-325	PUBLIC EDUCATION	.00	186.00	235.00	49.00	79.2
900-56500-330	TRAVEL EXPENSE	.00	1,022.36	3,774.37	2,752.01	27.1
900-56500-341	MISC EXPENSE	.00	.00	303.00	303.00	.0
	TOTAL CDA	21,021.07	121,817.29	186,617.61	64,800.32	65.3
	TOTAL FUND EXPENDITURES	21,021.07	121,817.29	186,617.61	64,800.32	65.3
	NET REVENUE OVER EXPENDITURES	(21,271.07)	(121,467.29)	.00	121,467.29	.0

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

Item 2.

CDA PROGRAMS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	<u>CAPITAL CAT-SEED FUND REV</u>					
910-43018-00	CAPCAT INT-INVENTALATOR 142798	.00	37,798.81	.00	(37,798.81)	.0
	TOTAL CAPITAL CAT-SEED FUND REV	.00	37,798.81	.00	(37,798.81)	.0
	<u>FACADE LOAN REVENUE</u>					
910-44005-00	FACADE INT-BOWER'S HOUSE \$50K	35.96	331.92	.00	(331.92)	.0
910-44006-00	FACADE INT-SHABANI INV LLC 50K	160.64	1,298.26	.00	(1,298.26)	.0
	TOTAL FACADE LOAN REVENUE	196.60	1,630.18	.00	(1,630.18)	.0
	<u>ACTION LOAN REVENUE</u>					
910-46001-00	INT INC-ACTION-LRN DEPOT \$41K	25.09	262.93	340.86	77.93	77.1
910-46008-00	INT INC-ACTION-SAFEPRO \$100K	256.20	2,161.80	3,145.80	984.00	68.7
910-46010-00	INT INC-ACTION-SWSPOT/GILDE	118.50	1,006.80	1,356.59	349.79	74.2
	TOTAL ACTION LOAN REVENUE	399.79	3,431.53	4,843.25	1,411.72	70.9
	<u>MISCELLANEOUS REVENUE</u>					
910-48103-00	INTEREST INCOME-FACADE	116.30	715.82	668.25	(47.57)	107.1
910-48104-00	INTEREST INCOME-HOUSING	29.89	248.42	388.50	140.08	63.9
910-48108-00	INTEREST INCOME-SEED FUND	161.42	1,432.50	562.50	(870.00)	254.7
910-48109-00	INTEREST INCOME-ACTION FUND	2,131.07	20,436.68	25,312.50	4,875.82	80.7
910-48605-00	RENTAL INCOME-CROP LEASES	.00	11,973.00	15,876.00	3,903.00	75.4
910-48680-00	ADMINISTRATION FEE--LOANS	6,794.00	6,794.00	.00	(6,794.00)	.0
910-48700-00	GAIN ON SALE OF LAND	.00	1.00	.00	(1.00)	.0
	TOTAL MISCELLANEOUS REVENUE	9,232.68	41,601.42	42,807.75	1,206.33	97.2
	<u>OTHER FINANCING SOURCES</u>					
910-49300-56	FUND BALANCE APPLIED	.00	.00	(37,651.00)	(37,651.00)	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	(37,651.00)	(37,651.00)	.0
	TOTAL FUND REVENUE	9,829.07	84,461.94	10,000.00	(74,461.94)	844.6

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

Item 2.

CDA PROGRAMS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA PROGRAMS</u>						
910-56500-212	LEGAL/PROFESSIONAL/MARKETING	10,080.22	39,761.68	5,000.00	(34,761.68)	795.2
910-56500-219	PROFESSIONAL SERVICES	.00	5,041.50	5,000.00	(41.50)	100.8
910-56500-404	HOUSING LOANS/EXPENSES	.00	1,161.98	.00	(1,161.98)	.0
910-56500-408	RENTAL & PROPERTY EXPENSES	61,681.02	69,989.88	.00	(69,989.88)	.0
910-56500-525	ACTION GRANTS-BUSINESS DEV	1,266.14	18,439.27	.00	(18,439.27)	.0
	TOTAL CDA PROGRAMS	73,027.38	134,394.31	10,000.00	(124,394.31)	1343.9
	TOTAL FUND EXPENDITURES	73,027.38	134,394.31	10,000.00	(124,394.31)	1343.9
	NET REVENUE OVER EXPENDITURES	(63,198.31)	(49,932.37)	.00	49,932.37	.0

CITY OF WHITEWATER
BALANCE SHEET
AUGUST 31, 2025

Item 2.

ECONOMIC DEVELOPMENT FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
900-11100 CASH	22,428.83	(20,921.07)	(129,961.97)	(107,533.14)
900-13150 A/R-TREASURER	.00	(350.00)	.00	.00
900-19000 GASB 68-WRS NET PENSION ASSETS	(7,320.61)	.00	.00	(7,320.61)
900-19021 GASB 68-WRS DOR	66,808.68	.00	.00	66,808.68
900-19999 GASB 68-PENSION CLEARING ACCT	(11,003.00)	.00	.00	(11,003.00)
TOTAL ASSETS	70,913.90	(21,271.07)	(129,961.97)	(59,048.07)
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
900-21100 ACCOUNTS PAYABLE	2,614.77	.00	(2,614.77)	.00
900-21106 WAGES CLEARING	5,879.91	.00	(5,879.91)	.00
900-23810 ACCRUED VACATION & SICK LEAVE	5,492.03	.00	.00	5,492.03
900-29011 GASB 68-WRS DIR	39,106.45	.00	.00	39,106.45
TOTAL LIABILITIES	53,093.16	.00	(8,494.68)	44,598.48
<u>FUND EQUITY</u>				
900-34300 PROPRIETARY CAPITAL	17,820.74	.00	.00	17,820.74
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	(21,271.07)	(121,467.29)	(121,467.29)
BALANCE - CURRENT DATE	.00	(21,271.07)	(121,467.29)	(121,467.29)
TOTAL FUND EQUITY	17,820.74	(21,271.07)	(121,467.29)	(103,646.55)
TOTAL LIABILITIES AND EQUITY	70,913.90	(21,271.07)	(129,961.97)	(59,048.07)

CITY OF WHITEWATER
BALANCE SHEET
AUGUST 31, 2025

Item 2.

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
910-11600 CDBG-HOUSING CHK-1CSB XXX450	8,408.74	29.89	248.42	8,657.16
910-11702 FACADE CKING-1ST CIT- XXX442	14,500.97	2,534.89	20,064.54	34,565.51
910-11800 ACTION-BUS DEV-BUS PARK-XXX127	323,303.26	(166,676.99)	(308,028.04)	15,275.22
910-11801 ACTION-LAND PURCHASE-XXX127	419,843.62	.00	.00	419,843.62
910-11900 CAP CAT-ASSOC BK XXXXX3734	144,556.29	161.42	(3,609.00)	140,947.29
910-13500 PAUQUETTE CENTER LOAN RECV	96,423.04	(1,289.52)	(10,316.16)	86,106.88
910-13501 ACTION-LEARNING DEPOT \$41,294	12,247.42	(672.96)	(5,321.46)	6,925.96
910-13508 ACTION-FINE FOOD ARTS \$30,000	30,000.00	.00	.00	30,000.00
910-13509 ACTION-SAFEPRO TECH \$100K	85,259.90	(1,216.80)	(9,622.20)	75,637.70
910-13510 ACTION-SWSPOT/GILDEMEISTER 54K	37,512.29	(640.25)	(5,063.20)	32,449.09
910-13511 ACTION-EDGERTON HOSPITAL-\$140K	.00	.00	140,000.00	140,000.00
910-13512 ACTION-SAFEPRO TECH \$106,794	.00	106,794.00	106,794.00	106,794.00
910-14000 CDBG HOUSING-MO301	8,220.00	.00	.00	8,220.00
910-14001 CDBG HOUSING-A8416	10,203.84	.00	.00	10,203.84
910-14003 CDBG HOUSING-B935	18,420.02	.00	.00	18,420.02
910-14006 CDBG HOUSING-C932	8,062.00	.00	.00	8,062.00
910-14009 CDBG HOUSING-J8802	10,818.00	.00	.00	10,818.00
910-14011 CDBG HOUSING-M8501	11,000.90	.00	.00	11,000.90
910-14013 CDBG HOUSING-P954	11,000.00	.00	.00	11,000.00
910-14016 CDBG HOUSING-V902	12,504.15	.00	.00	12,504.15
910-14025 CDBG HOUSING-M0801	18,422.00	.00	.00	18,422.00
910-14026 CDBG HOUSING-B0803-0901	34,448.00	.00	.00	34,448.00
910-14030 CDBG HOUSING-HO#13-2016	8,000.00	.00	.00	8,000.00
910-14031 CDBG HOUSING-HO#4	37,795.00	.00	.00	37,795.00
910-14038 CDBG HOUSING-HO#14	18,000.00	.00	.00	18,000.00
910-14039 CDBG HOUSING-HO#15	36,815.00	.00	.00	36,815.00
910-14040 CDBG HOUSING-HO#18	4,235.00	.00	.00	4,235.00
910-14041 CDBG HOUSING-HO#22	6,688.75	.00	.00	6,688.75
910-15000 CAP CAT-SLIPSTREAM-\$102,500	102,500.00	.00	.00	102,500.00
910-15003 CAP CAT-SLIPSTREAM-\$42,000	42,000.00	.00	.00	42,000.00
910-15006 CAP CAT- ROYAL-INVENT-27.5K	27,500.00	.00	(27,500.00)	.00
910-15011 CAP CAT-ROYAL-SCANALYTICS-95K	97,500.00	.00	.00	97,500.00
910-15012 CAP CAT-ROYAL-INVENTALATOR-75K	77,500.00	.00	(77,500.00)	.00
910-15019 CAP CAT-INVENTALATOR-142798.81	.00	.00	142,798.81	142,798.81
910-16008 FACADE-BOWERS HOUSE LLC \$50K	56,451.64	(2,079.64)	(16,592.88)	39,858.76
910-16009 FACADE-SHABANI INV LLC \$50K	49,175.22	(142.35)	(1,125.66)	48,049.56
910-17002 UDAG-SLIPSTREAM-LOC	12,500.00	.00	.00	12,500.00
910-17999 UDAG-LOAN LOSS RESERVE	(12,500.00)	.00	.00	(12,500.00)
910-18350 LAND	565,797.38	.00	.00	565,797.38
910-18360 REAL ESTATE	6,128,544.00	.00	.00	6,128,544.00
TOTAL ASSETS	8,573,656.43	(63,198.31)	(54,772.83)	8,518,883.60
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
910-22000 ACCUM DEPREC-BUILDING	1,709,182.14	.00	.00	1,709,182.14
910-25100 DUE TO GENERAL FUND	4,840.46	.00	(4,840.46)	.00
TOTAL LIABILITIES	1,714,022.60	.00	(4,840.46)	1,709,182.14
<u>FUND EQUITY</u>				

CITY OF WHITEWATER
BALANCE SHEET
AUGUST 31, 2025

Item 2.

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
910-30110 CONTRIBUTED CAPITAL	275,171.53	.00	.00	275,171.53
910-34300 PROPRIETARY CAPITAL	6,053,564.37	.00	.00	6,053,564.37
910-34400 RESERVE FOR LAND PURCHASES	530,897.93	.00	.00	530,897.93
UNAPPROPRIATED FUND BALANCE:				
REVENUE OVER EXPENDITURES - YTD	.00	(63,198.31)	(49,932.37)	(49,932.37)
BALANCE - CURRENT DATE	.00	(63,198.31)	(49,932.37)	(49,932.37)
TOTAL FUND EQUITY	6,859,633.83	(63,198.31)	(49,932.37)	6,809,701.46
TOTAL LIABILITIES AND EQUITY	8,573,656.43	(63,198.31)	(54,772.83)	8,518,883.60

CDBG-HOUSING CHK-1CSB XXX450	Total Deposit	Debit	910-11600	-
HO# 1 Payment	Principal	Credit	910-14027	
HO# 11 Payoff	Principal	Credit	910-14037	

ACTION-BUS DEV-BUS PARK-XXX127	Total Deposit	Credit	910-11800	4,219.32
PAUQUETTE CENTER LOAN RECV	Principal	Debit	910-13500	(1,289.52) 08/05/2025 ACH PAYMENT
ACTION-SWSPOT/GILDEMEISTER 54K	Principal	Credit	910-13510	(640.25) 08/22/2025 ACH PAYMENT
INT INC-ACTION-SWSPOT/GILDE	Interest	Credit	910-46010-00	(118.50) 08/22/2025 ACH PAYMENT
ACTION-SAFEPRO TECH \$100K	Principal	Credit	910-13509	(1,216.80) 08/11/2025 ACH PAYMENT
INT INC-ACTION-SAFEPRO \$100K	Interest	Credit	910-46008-00	(256.20) 08/11/2025 ACH PAYMENT
ACTION-LEARNING DEPOT \$41,294	Principal	Credit	910-13501	(672.96) 08/01/2025 ACH PAYMENT
INT INC-ACTION-LRN DEPOT \$41K	Interest	Credit	910-46001-00	(25.09) 08/01/2025 ACH PAYMENT

FACADE CKING-1ST CIT- XXX442	Total Deposit	Credit	910-11702	2,418.59
FACADE-BOWERS HOUSE LLC \$50K	Principal	Credit	910-16008	(2,079.00) 07/09/2025 ACH PAYMENT
FACADE INT-BOWER'S HOUSE \$50K	Interest	Credit	910-44005-00	(36.60) 07/09/2025 ACH PAYMENT
FACADE-SHABANI INV LLC \$50K	Principal	Credit	910-16009	(141.88) 07/15/2025 ACH PAYMENT
FACADE INT-SHABANI INV LLC 50K	Interest	Credit	910-44006-00	(161.11) 07/15/2025 ACH PAYMENT

		GL #	Amount	Description
RENTAL & PROPERTY EXPENSES	Debit	910-56500-408	\$9.13	126 N JEFFERSON ST-WATER SEWER
RENTAL & PROPERTY EXPENSES	Debit	910-56500-408	\$19.48	108 W Main St-WATER SEWER
RENTAL & PROPERTY EXPENSES	Debit	910-56500-408	\$9.43	216 E Main St- WATER SEWER
RENTAL & PROPERTY EXPENSES	Debit	910-56500-408	\$9.43	216 A E Main St-WATER SEWER
RENTAL & PROPERTY EXPENSES	Debit	910-56500-408	\$153.75	108 W Main St Demo Permit Fee
RENTAL & PROPERTY EXPENSES	Debit	910-56500-408	\$9.90	Electric-071399904-00112-108 W Main St
RENTAL & PROPERTY EXPENSES	Debit	910-56500-408	\$9.90	Electric-071399904-00113-108 W Main St
RENTAL & PROPERTY EXPENSES	Debit	910-56500-408	\$61,310.00	216 E Main St Demo
RENTAL & PROPERTY EXPENSES	Debit	910-56500-408	\$150.00	Jeff St property mowing
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$1,105.50	Tanis land swap legal work
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$142.72	Scanalytics Inc loan legal work
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$965.00	108 W Main St Demo Legal Work
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$781.50	Jeff St Demo legal work
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$6,241.50	Blacksheep Agreement legal work
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$63.50	Habitat for Humanity Legal work & deed fee
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$770.50	Safepro tech loan legal work
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$10.00	Edgerton Hospital UCC Filing
ACTION GRANTS-BUSINESS DEV	Debit	910-56500-525	\$1,266.14	Holly Barnett Windup winnings
ACTION-SAFEPRO TECH \$106,794	Debit	910-13512	\$106,794.00	Safepro 2025 Loan
ADMINISTRATION FEE--LOANS	Credit	910-48680-00	(\$6,794.00)	Safepro loan Orig fee/legal fees
ACTION-BUS DEV-BUS PARK-XXX127	Credit	910-11800	(\$173,027.38)	ACTION FUND June 2025

ACTION FUND		ORIGINAL	07/31/2025			08/31/2025	Principal Pymts		
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE	To Date	Written Off	NOTES
910-13500	PAUQUETTE CENTER LOAN RECV	\$158,320.00	\$87,396.40	1,289.52	0.00	\$86,106.88	\$72,213.12		Current
910-13501	ACTION-LEARNING DEPOT \$41,294	\$41,294.63	\$7,598.92	672.96	25.09	\$6,925.96	\$34,368.67		Current
910-13508	ACTION-FINE FOOD ARTS \$30,000	\$30,000.00	\$30,000.00	0.00	0.00	\$30,000.00	\$0.00		In Default/Not in business
910-13509	ACTION-SAFEPRO TECH \$100K	\$104,360.00	\$76,854.50	1,216.80	256.20	\$75,637.70	\$28,722.30		Current
910-13510	ACTION-SWSPOT/GILDEMEISTER 54K	\$54,000.00	\$33,089.34	640.25	118.50	\$32,449.09	\$21,550.91		Current
910-13511	ACTION-EDGERTON HOSPITAL-\$140K	\$140,000.00	\$140,000.00	0.00	0.00	\$140,000.00	\$0.00		Current/Deferral
910-17002	UDAG-SLIPSTREAM-LOC	\$12,500.00	\$12,500.00	0.00	0.00	\$12,500.00	\$0.00		In Default/Strive On-Still in Business
910-13512	ACTION-SAFEPRO TECH \$106,794	\$106,794.00	\$106,794.00	0.00	0.00	\$106,794.00	\$0.00		New Loan
TOTALS		\$930,564.25	\$494,233.16	\$3,819.53	\$399.79	\$490,413.63	\$286,544.50	\$153,606.12	
910-13999	ACTION LOAN-LOAN LOSS RESERVE		\$0.00	0.00	0.00	\$0.00			
910-17999	UDAG-LOAN LOSS RESERVE		(\$12,500.00)	0.00	0.00	(\$12,500.00)			
FACADE LOAN		ORIGINAL	07/31/2025			08/31/2025	Principle Pymts		
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE	To Date	Written Off	NOTES
910-16008	FACADE-BOWERS HOUSE LLC \$50K	75,000.00	41,938.40	2,079.64	35.96	39,858.76	\$35,141.24		Current
910-16009	FACADE-SHABANI INV LLC \$50K	50,000.00	48,191.91	142.35	160.64	48,049.56	\$1,950.44		Current
TOTALS		\$ 75,000.00	\$ 41,938.40	\$ 2,079.64	\$ 35.96	\$ 39,858.76			
CAPITAL CATALYST		ORIGINAL	07/31/2025			08/31/2025	Principal Pymts	Amount	
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE	To Date	Written Off	NOTES
910-15000	CAP CAT-SLIPSTREAM-\$102,500	\$102,500.00	\$102,500.00	0.00	0.00	\$102,500.00	\$0.00		interest only-last payment received 10/31/2016
910-15003	CAP CAT-SLIPSTREAM-\$42,000	\$42,000.00	\$42,000.00	0.00	0.00	\$42,000.00	\$0.00		annual net revenue royalty-no payments have been received.
910-15006	CAP CAT- ROYAL-INVENT-27.5K	\$27,500.00	\$27,500.00	0.00	0.00	\$27,500.00	\$0.00		annual net revenue royalty-last pymt 11/22/2024
910-15011	CAP CAT-ROYAL-SCANALYTICS-95K	\$97,500.00	\$97,500.00	0.00	0.00	\$97,500.00	\$0.00		annual net revenue royalty-only payment rec'd 04/02/2019
910-15012	CAP CAT-ROYAL-INVENTALATOR-75K	\$77,500.00	\$77,500.00	0.00	0.00	\$77,500.00	\$0.00		annual net revenue royalty-last pymt 11/22/2024
910-15018	CAP CAT-RECRUITCHUTE \$51,050	\$51,050.00	\$0.00	0.00	0.00	\$0.00	\$0.00	\$51,050.00	Disolved in 2021/Written of August 2024
TOTALS		\$601,264.00	\$550,214.00	\$0.00	\$0.00	\$347,000.00	\$203,214.00	\$153,050.00	
910-15999	CAP CAT-LOAN LOSS RESERVE		\$0.00						
HOUSING		ORIGINAL	07/31/2025			08/31/2025			
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE			
910-14000	CDBG HOUSING-MO301	\$8,220.00	\$8,220.00	0.00	0.00	\$8,220.00			
910-14001	CDBG HOUSING-A8416	\$10,203.84	\$10,203.84	0.00	0.00	\$10,203.84			
910-14003	CDBG HOUSING-B935	\$18,420.02	\$18,420.02	0.00	0.00	\$18,420.02			
910-14006	CDBG HOUSING-C932	\$8,062.00	\$8,062.00	0.00	0.00	\$8,062.00			
910-14009	CDBG HOUSING-J8802	\$10,818.00	\$10,818.00	0.00	0.00	\$10,818.00			
910-14011	CDBG HOUSING-M8501	\$11,000.90	\$11,000.90	0.00	0.00	\$11,000.90			
910-14013	CDBG HOUSING-P954	\$11,000.00	\$11,000.00	0.00	0.00	\$11,000.00			
910-14016	CDBG HOUSING-V902	\$12,504.15	\$12,504.15	0.00	0.00	\$12,504.15			
910-14025	CDBG HOUSING-M0801	\$18,422.00	\$18,422.00	0.00	0.00	\$18,422.00			
910-14026	CDBG HOUSING-B0803-0901	\$34,448.00	\$34,448.00	0.00	0.00	\$34,448.00			
910-14030	CDBG HOUSING-HO#13-2016	\$8,000.00	\$8,000.00	0.00	0.00	\$8,000.00			
910-14031	CDBG HOUSING-HO#4	\$37,795.00	\$37,795.00	0.00	0.00	\$37,795.00			
910-14038	CDBG HOUSING-HO#14	\$14,671.00	\$18,000.00	0.00	0.00	\$18,000.00			
910-14039	CDBG HOUSING-HO#15	\$21,090.00	\$36,815.00	0.00	0.00	\$36,815.00			
910-14040	CDBG HOUSING-HO#18	\$4,235.00	\$4,235.00	0.00	0.00	\$4,235.00			
910-14041	CDBG HOUSING-HO#22	\$6,688.75	\$6,688.75	0.00	0.00	\$6,688.75			
TOTALS		\$235,578.66	\$247,943.91	\$0.00	\$0.00	\$247,943.91			
910-14999	CDBG HOUSING-LOAN LOSS RESERVE		\$0.00						
910-35000	GENERAL LOAN LOSS RESERVE		\$0.00						
AFFORDABLE HOUSING LOANS		ORIGINAL	07/31/2025			08/31/2025			
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE			
441-14000	12/27/2023 Waylon Raupp-245 S Whiton St	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	08/29/2024 Nicholas Carpenter-303 S Whiton St	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	09/03/2024 Mark C Robb-371 S Janesville St	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	12/20/2024 Tanner & Monica Conn-243 N Fremont	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	06/5/2025 Jaqui Utecht & Terry Bahr- 1274 W Court ST	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	07/03/2025 Bruce Shuler-406 E Milwaukee St	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	07/22/2025 Thomas Hernandez & Jasmin Fernandez-675	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
TOTALS		\$175,000.00	\$175,000.00	\$0.00	\$0.00	\$175,000.00			

Report Criteria:
Report type: GL detail
Invoice Detail.GL account = 9001000000-90099999999,9101000000-91099999999

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
900									
08/25	08/21/2025	98942	291	GORDON FLESCH CO INC		JULY 2025 COPIES CHARGE	IN15275422	900-56500-310	10.04
08/25	08/29/2025	900186	8487	US BANK	JEREMIAH THOMAS-STAFF	CDA Legal work updates	August 2025	900-56500-212	2,706.00
Total 900:									2,716.04
910									
08/25	08/28/2025	98983	125	WALWORTH CO REGISTER OF		QUIT CLAIM DEED FEE	82825	910-56500-408	30.00
08/25	08/29/2025	98983	125	WALWORTH CO REGISTER OF		QUIT CLAIM DEED FEE	82825	910-56500-408	30.00- V
Total 910:									.00
Grand Totals:									2,716.04

M = Manual Check, V = Void Check

CDBG-HOUSING CHK-1CSB XXX450	Total Depo Debit	910-11600	-
HO# 1 Payment	Principal	Credit	910-14027
HO# 11 Payoff	Principal	Credit	910-14037

ACTION-BUS DEV-BUS PARK-XXX127	Total Depo Credit	910-11800	4,219.32
PAUQUETTE CENTER LOAN RECV	Principal	Debit	910-13500 (1,289.52) 09/04/2025 ACH PAYMENT
ACTION-SWSPOT/GILDEMEISTER 54K	Principal	Credit	910-13510 (34,902.77) 09/05/2025 Payoff Check
INT INC-ACTION-SWSPOT/GILDE	Interest	Credit	910-46010-00 (54.32) 09/05/2025 Payoff Check
ACTION-SAFEPRO TECH \$100K	Principal	Credit	910-13509 (1,221.00) 09/19/2025 ACH PAYMENT
INT INC-ACTION-SAFEPRO \$100K	Interest	Credit	910-46008-00 (252.00) 09/19/2025 ACH PAYMENT
ACTION-LEARNING DEPOT \$41,294	Principal	Credit	910-13501 (675.20) 09/02/2025 ACH PAYMENT
INT INC-ACTION-LRN DEPOT \$41K	Interest	Credit	910-46001-00 (22.85) 09/02/2025 ACH PAYMENT

FACADE CKING-1ST CIT- XXX442	Total Depo Credit	910-11702	2,418.59
FACADE-BOWERS HOUSE LLC \$50K	Principal	Credit	910-16008 (2,081.19) 09/09/2025 ACH PAYMENT
FACADE INT-BOWER'S HOUSE \$50K	Interest	Credit	910-44005-00 (34.41) 09/09/2025 ACH PAYMENT
FACADE-SHABANI INV LLC \$50K	Principal	Credit	910-16009 (142.82) 09/19/2025 ACH PAYMENT
FACADE INT-SHABANI INV LLC 50K	Interest	Credit	910-44006-00 (160.17) 09/19/2025 ACH PAYMENT

		GL #	Amount	Description
RENTAL & PROPERTY EXPENSES	Debit	910-56500-408	\$19.48	108 W Main St-WATER SEWER
RENTAL & PROPERTY EXPENSES	Debit	910-56500-408	\$720.00	216 E Main St Demo
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$345.00	Bluff Rd/Meadowview Ct Development legal work
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$435.50	General Loan Consulting
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$167.50	Slipstream Loan work
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$495.00	Stonehaven Land purchase legal work
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$1,038.50	Tanis Land swap Legal work
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$5,040.38	Blacksheep Agreement legal work
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$435.50	Habitat for Humanity Legal work & OTP
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$2,527.00	Safepro tech loan legal work
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	\$932.50	Edgerton Hospital Loan Work
ACTION-BUS DEV-BUS PARK-XXX127	Credit	910-11800	(\$12,156.36)	ACTION FUND Sept 2025
ADMINISTRATION FEE--LOANS	Credit	910-48680-00	(\$30.00)	Sweet Spot Mortgage satisfaction recording fee collected
ACTION-BUS DEV-BUS PARK-XXX127	Credit	910-11800	\$30.00	ACTION FUND Sept 2025

Account Name	CDA Operating	Action Bus Dev (UDAG) Checking	Façade Checking	CDBG Housing	Capital Cat Checking
Fund Account Number	Fund 900	Fund 910 xxx-127	Fund 910 xxx-442	Fund 910 xxx-450	Fund 910 xxxxxx3734
Bank	1st Citizens	1st Citizens	1st Citizens	1st Citizens	Associated
Interest Rate	4.45%	4.45%	4.45%	4.45%	1.29%
GL Account Number(s)	900-11100	910-11800 910-11801 910-11806	910-11702	910-11600	910-11900
GL Balance as of:					
10/31/2024	48,557.44	758,849.41	9,860.33	8,340.60	121,236.68
11/30/2024	33,654.07	761,184.17	12,025.37	8,373.75	146,957.91
12/31/2024	22,428.83	743,146.88	14,500.97	8,408.74	144,556.29
01/31/2025	-7,220.28	748,655.09	16,983.17	8,441.84	144,771.39
02/28/2025	-16,250.58	744,325.86	19,464.80	8,470.57	142,679.46
03/31/2025	-28,265.97	755,653.85	21,962.26	8,502.21	140,081.07
04/30/2025	-47,855.77	755,493.20	24,460.13	8,532.90	140,254.92
05/31/2025	-60,264.95	617,028.71	26,971.70	8,563.69	140,433.60
06/30/2025	-73,152.80	612,062.71	29,496.38	8,595.44	140,606.74
07/31/2025	-86,612.07	601,795.83	32,030.62	8,627.27	140,785.87
08/31/2025	-107,533.14	435,118.84	34,565.51	8,657.16	140,947.29
09/30/2025	-119,737.79	463,238.73	37,122.22	8,690.25	141,095.57
Outstanding items					
Current Bank Balance	-119,737.79	463,238.73	37,122.22	8,690.25	141,095.57
Difference:	0.00	0.00	0.00	0.00	0.00

Monthly GL bank balances may not agree with the actual month end bank account balances due to outstanding items.

Sept 2025 Interest Income	GL #	Amount	Desc
ACTION-BUS DEV-BUS PARK-XXX127	910-11800	1,828.59	Sept 2025 Interest Income
FACADE CKING-1ST CIT- XXX442	910-11702	138.12	Sept 2025 Interest Income
CDBG-HOUSING CHK-1CSB XXX450	910-11600	33.09	Sept 2025 Interest Income
CAP CAT-ASSOC BK XXXXX3734	910-11900	148.28	Sept 2025 Interest Income
INTEREST INCOME-ACTION FUND	910-48109-00	(1,828.59)	Sept 2025 Interest Income
INTEREST INCOME-FACADE	910-48103-00	(138.12)	Sept 2025 Interest Income
INTEREST INCOME-HOUSING	910-48104-00	(33.09)	Sept 2025 Interest Income
INTEREST INCOME-SEED FUND	910-48108-00	(148.28)	Sept 2025 Interest Income

Report Criteria:
Report type: GL detail
Invoice Detail.GL account = 9001000000-90099999999,9101000000-91099999999

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
900									
09/25	09/04/2025	99016	4196	QUADIENT LEASING USA INC		POSTAGE INK	JULY25	900-56500-310	5.00
09/25	09/04/2025	99036	10195	WISCONSIN ECONOMIC DEVEL		2025 MEMBERSHIP REG	MR-2025-89	900-56500-210	350.00
09/25	09/10/2025	99061	10195	WISCONSIN ECONOMIC DEVEL		2025 WEDA FALL BEST PRAC CONF	ER-2025-559	900-56500-210	319.00
09/25	09/18/2025	99072	291	GORDON FLESCH CO INC		AUG 2025 COPIES CHARGE	IN15314284	900-56500-310	8.04
09/25	09/18/2025	99079	8484	ORANGE WHIP DESIGN LLC		2026 City Guide -Englist and Spanish	001772_WW	900-56500-325	44.00
09/25	09/23/2025	900187	8487	US BANK	JEREMIAH THOMAS-RUSSE	CDA Closed session correspondence	SEPT 2025	900-56500-212	652.50
09/25	09/23/2025	900187	8487	US BANK	HEATHER M BOEHM-AMAZ	Laptop bag for Economic Development Director	SEPT 2025	900-56500-310	19.01
09/25	09/23/2025	900187	8487	US BANK	SABRINA L OJIBWAY-DOJ E	Code E Record Checks for CDA	SEPT 2025	900-56500-310	14.00
Total 900:									1,411.55
Grand Totals:									1,411.55

M = Manual Check, V = Void Check

ACTION FUND		ORIGINAL	08/31/2025			09/30/2025	Principal Pymts		
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE	To Date	Written Off	NOTES
910-13500	PAUQUETTE CENTER LOAN RECV	\$158,320.00	\$86,106.88	1,289.52	0.00	\$84,817.36	\$73,502.64		Current
910-13501	ACTION-LEARNING DEPOT \$41,294	\$41,294.63	\$6,925.96	675.20	22.85	\$6,250.76	\$35,043.87		Current
910-13508	ACTION-FINE FOOD ARTS \$30,000	\$30,000.00	\$30,000.00	0.00	0.00	\$30,000.00	\$0.00		In Default/Not in business
910-13509	ACTION-SAFEPRO TECH \$100K	\$104,360.00	\$75,637.70	1,221.00	252.00	\$74,416.70	\$29,943.30		Current
910-13510	ACTION-SWSPOT/GILDEMEISTER 54K	\$54,000.00	\$32,449.09	32,449.09	2,508.00	\$0.00	\$54,000.00		Paid Off 9/4/2025
910-13511	ACTION-EDGERTON HOSPITAL-\$140K	\$140,000.00	\$140,000.00	0.00	0.00	\$140,000.00	\$0.00		Current/Deferral
910-17002	UDAG-SLIPSTREAM-LOC	\$12,500.00	\$12,500.00	0.00	0.00	\$12,500.00	\$0.00		In Default/Strive On-Still in Business
910-13512	ACTION-SAFEPRO TECH \$106,794	\$106,794.00	\$106,794.00	0.00	0.00	\$106,794.00	\$0.00		New Loan
TOTALS		\$930,564.25	\$490,413.63	\$35,634.81	\$2,782.85	\$454,778.82	\$322,179.31	\$153,606.12	
910-13999	ACTION LOAN-LOAN LOSS RESERVE		\$0.00	0.00	0.00	\$0.00			
910-17999	UDAG-LOAN LOSS RESERVE		(\$12,500.00)	0.00	0.00	(\$12,500.00)			
FACADE LOAN		ORIGINAL	08/31/2025			09/30/2025	Principle Pymts		
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE	To Date	Written Off	NOTES
910-16008	FACADE-BOWERS HOUSE LLC \$50K	75,000.00	39,858.76	2,081.19	34.41	37,777.57	\$37,222.43		Current
910-16009	FACADE-SHABANI INV LLC \$50K	50,000.00	48,049.56	142.82	160.17	47,906.74	\$2,093.26		Current
TOTALS		\$ 75,000.00	\$ 39,858.76	\$ 2,081.19	\$ 34.41	\$ 37,777.57			
CAPITAL CATALYST		ORIGINAL	08/31/2025			09/30/2025	Principal Pymts	Amount	
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE	To Date	Written Off	NOTES
910-15000	CAP CAT-SLIPSTREAM-\$102,500	\$102,500.00	\$102,500.00	0.00	0.00	\$102,500.00	\$0.00		interest only-last payment received 10/31/2016
910-15003	CAP CAT-SLIPSTREAM-\$42,000	\$42,000.00	\$42,000.00	0.00	0.00	\$42,000.00	\$0.00		annual net revenue royalty-no payments have been received.
910-15006	CAP CAT- ROYAL-INVENT-27.5K	\$27,500.00	\$27,500.00	0.00	0.00	\$27,500.00	\$0.00		annual net revenue royalty-last pymt 11/22/2024
910-15011	CAP CAT-ROYAL-SCANALYTICS-95K	\$97,500.00	\$97,500.00	0.00	0.00	\$97,500.00	\$0.00		annual net revenue royalty-only payment rec'd 04/02/2019
910-15012	CAP CAT-ROYAL-INVENTALATOR-75K	\$77,500.00	\$77,500.00	0.00	0.00	\$77,500.00	\$0.00		annual net revenue royalty-last pymt 11/22/2024
910-15018	CAP CAT-RECRUITCHUTE \$51,050	\$51,050.00	\$0.00	0.00	0.00	\$0.00	\$0.00	\$51,050.00	Disolved in 2021/Written of August 2024
TOTALS		\$601,264.00	\$550,214.00	\$0.00	\$0.00	\$347,000.00	\$203,214.00	\$153,050.00	
910-15999	CAP CAT-LOAN LOSS RESERVE		\$0.00						
HOUSING		ORIGINAL	08/31/2025			09/30/2025			
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE			
910-14000	CDBG HOUSING-MO301	\$8,220.00	\$8,220.00	0.00	0.00	\$8,220.00			
910-14001	CDBG HOUSING-A8416	\$10,203.84	\$10,203.84	0.00	0.00	\$10,203.84			
910-14003	CDBG HOUSING-B935	\$18,420.02	\$18,420.02	0.00	0.00	\$18,420.02			
910-14006	CDBG HOUSING-C932	\$8,062.00	\$8,062.00	0.00	0.00	\$8,062.00			
910-14009	CDBG HOUSING-J8802	\$10,818.00	\$10,818.00	0.00	0.00	\$10,818.00			
910-14011	CDBG HOUSING-M8501	\$11,000.90	\$11,000.90	0.00	0.00	\$11,000.90			
910-14013	CDBG HOUSING-P954	\$11,000.00	\$11,000.00	0.00	0.00	\$11,000.00			
910-14016	CDBG HOUSING-V902	\$12,504.15	\$12,504.15	0.00	0.00	\$12,504.15			
910-14025	CDBG HOUSING-M0801	\$18,422.00	\$18,422.00	0.00	0.00	\$18,422.00			
910-14026	CDBG HOUSING-B0803-0901	\$34,448.00	\$34,448.00	0.00	0.00	\$34,448.00			
910-14030	CDBG HOUSING-HO#13-2016	\$8,000.00	\$8,000.00	0.00	0.00	\$8,000.00			
910-14031	CDBG HOUSING-HO#4	\$37,795.00	\$37,795.00	0.00	0.00	\$37,795.00			
910-14038	CDBG HOUSING-HO#14	\$14,671.00	\$18,000.00	0.00	0.00	\$18,000.00			
910-14039	CDBG HOUSING-HO#15	\$21,090.00	\$36,815.00	0.00	0.00	\$36,815.00			
910-14040	CDBG HOUSING-HO#18	\$4,235.00	\$4,235.00	0.00	0.00	\$4,235.00			
910-14041	CDBG HOUSING-HO#22	\$6,688.75	\$6,688.75	0.00	0.00	\$6,688.75			
TOTALS		\$235,578.66	\$247,943.91	\$0.00	\$0.00	\$247,943.91			
910-14999	CDBG HOUSING-LOAN LOSS RESERVE		\$0.00						
910-35000	GENERAL LOAN LOSS RESERVE		\$0.00						
AFFORDABLE HOUSING LOANS		ORIGINAL	08/31/2025			09/30/2025			
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE			
441-14000	12/27/2023 Waylon Raupp-245 S Whiton St	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	08/29/2024 Nicholas Carpenter-303 S Whiton St	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	09/03/2024 Mark C Robb-371 S Janesville St	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	12/20/2024 Tanner & Monica Conn-243 N Fremont	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	06/5/2025 Jaqui Utecht & Terry Bahr- 1274 W Court ST	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	07/03/2025 Bruce Shuler-406 E Milwaukee St	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
441-14000	07/22/2025 Thomas Hernandez & Jasmin Fernandez-675	\$25,000.00	\$25,000.00		0.00	\$25,000.00			
TOTALS		\$175,000.00	\$175,000.00	\$0.00	\$0.00	\$175,000.00			

CITY OF WHITEWATER
BALANCE SHEET
SEPTEMBER 30, 2025

Item 3.

ECONOMIC DEVELOPMENT FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
900-11100 CASH	22,428.83	(12,204.65)	(142,166.62)	(119,737.79)
900-13150 A/R-TREASURER	.00	50.00	50.00	50.00
900-19000 GASB 68-WRS NET PENSION ASSETS	(7,320.61)	.00	.00	(7,320.61)
900-19021 GASB 68-WRS DOR	66,808.68	.00	.00	66,808.68
900-19999 GASB 68-PENSION CLEARING ACCT	(11,003.00)	.00	.00	(11,003.00)
TOTAL ASSETS	70,913.90	(12,154.65)	(142,116.62)	(71,202.72)
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
900-21100 ACCOUNTS PAYABLE	2,614.77	.00	(2,614.77)	.00
900-21106 WAGES CLEARING	5,879.91	.00	(5,879.91)	.00
900-23810 ACCRUED VACATION & SICK LEAVE	5,492.03	.00	.00	5,492.03
900-29011 GASB 68-WRS DIR	39,106.45	.00	.00	39,106.45
TOTAL LIABILITIES	53,093.16	.00	(8,494.68)	44,598.48
<u>FUND EQUITY</u>				
900-34300 PROPRIETARY CAPITAL	17,820.74	.00	.00	17,820.74
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	(12,154.65)	(133,621.94)	(133,621.94)
BALANCE - CURRENT DATE	.00	(12,154.65)	(133,621.94)	(133,621.94)
TOTAL FUND EQUITY	17,820.74	(12,154.65)	(133,621.94)	(115,801.20)
TOTAL LIABILITIES AND EQUITY	70,913.90	(12,154.65)	(142,116.62)	(71,202.72)

**CITY OF WHITEWATER
BALANCE SHEET
SEPTEMBER 30, 2025**

Item 3.

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
910-11600 CDBG-HOUSING CHK-1CSB XXX450	8,408.74	33.09	281.51	8,690.25
910-11702 FACADE CKING-1ST CIT- XXX442	14,500.97	2,556.71	22,621.25	37,122.22
910-11800 ACTION-BUS DEV-BUS PARK-XXX127	323,303.26	28,119.89 (	279,908.15)	43,395.11
910-11801 ACTION-LAND PURCHASE-XXX127	419,843.62	.00	.00	419,843.62
910-11900 CAP CAT-ASSOC BK XXXXX3734	144,556.29	148.28 (	3,460.72)	141,095.57
910-13500 PAUQUETTE CENTER LOAN RECV	96,423.04 (	1,289.52) (	11,605.68)	84,817.36
910-13501 ACTION-LEARNING DEPOT \$41,294	12,247.42 (	675.20) (	5,996.66)	6,250.76
910-13508 ACTION-FINE FOOD ARTS \$30,000	30,000.00	.00	.00	30,000.00
910-13509 ACTION-SAFEPRO TECH \$100K	85,259.90 (	1,221.00) (	10,843.20)	74,416.70
910-13510 ACTION-SWSPOT/GILDEMEISTER 54K	37,512.29 (	32,449.09) (	37,512.29)	.00
910-13511 ACTION-EDGERTON HOSPITAL-\$140K	.00	.00	140,000.00	140,000.00
910-13512 ACTION-SAFEPRO TECH \$106,794	.00	.00	106,794.00	106,794.00
910-14000 CDBG HOUSING-MO301	8,220.00	.00	.00	8,220.00
910-14001 CDBG HOUSING-A8416	10,203.84	.00	.00	10,203.84
910-14003 CDBG HOUSING-B935	18,420.02	.00	.00	18,420.02
910-14006 CDBG HOUSING-C932	8,062.00	.00	.00	8,062.00
910-14009 CDBG HOUSING-J8802	10,818.00	.00	.00	10,818.00
910-14011 CDBG HOUSING-M8501	11,000.90	.00	.00	11,000.90
910-14013 CDBG HOUSING-P954	11,000.00	.00	.00	11,000.00
910-14016 CDBG HOUSING-V902	12,504.15	.00	.00	12,504.15
910-14025 CDBG HOUSING-M0801	18,422.00	.00	.00	18,422.00
910-14026 CDBG HOUSING-B0803-0901	34,448.00	.00	.00	34,448.00
910-14030 CDBG HOUSING-HO#13-2016	8,000.00	.00	.00	8,000.00
910-14031 CDBG HOUSING-HO#4	37,795.00	.00	.00	37,795.00
910-14038 CDBG HOUSING-HO#14	18,000.00	.00	.00	18,000.00
910-14039 CDBG HOUSING-HO#15	36,815.00	.00	.00	36,815.00
910-14040 CDBG HOUSING-HO#18	4,235.00	.00	.00	4,235.00
910-14041 CDBG HOUSING-HO#22	6,688.75	.00	.00	6,688.75
910-15000 CAP CAT-SLIPSTREAM-\$102,500	102,500.00	.00	.00	102,500.00
910-15003 CAP CAT-SLIPSTREAM-\$42,000	42,000.00	.00	.00	42,000.00
910-15006 CAP CAT- ROYAL-INVENT-27.5K	27,500.00	.00 (	27,500.00)	.00
910-15011 CAP CAT-ROYAL-SCANALYTICS-95K	97,500.00	.00	.00	97,500.00
910-15012 CAP CAT-ROYAL-INVENTALATOR-75K	77,500.00	.00 (	77,500.00)	.00
910-15019 CAP CAT-INVENTALATOR-142798.81	.00	.00	142,798.81	142,798.81
910-16008 FACADE-BOWERS HOUSE LLC \$50K	56,451.64 (	2,081.19) (	18,674.07)	37,777.57
910-16009 FACADE-SHABANI INV LLC \$50K	49,175.22 (	142.82) (	1,268.48)	47,906.74
910-17002 UDAG-SLIPSTREAM-LOC	12,500.00	.00	.00	12,500.00
910-17999 UDAG-LOAN LOSS RESERVE	(12,500.00)	.00	.00 (	12,500.00)
910-18350 LAND	565,797.38	.00	.00	565,797.38
910-18360 REAL ESTATE	6,128,544.00	.00	.00	6,128,544.00
TOTAL ASSETS	8,573,656.43	(7,000.85)	(61,773.68)	8,511,882.75
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
910-22000 ACCUM DEPREC-BUILDING	1,709,182.14	.00	.00	1,709,182.14
910-25100 DUE TO GENERAL FUND	4,840.46	.00 (	4,840.46)	.00
TOTAL LIABILITIES	1,714,022.60	.00 (	4,840.46)	1,709,182.14
FUND EQUITY				

CITY OF WHITEWATER
BALANCE SHEET
SEPTEMBER 30, 2025

Item 3.

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
910-30110 CONTRIBUTED CAPITAL	275,171.53	.00	.00	275,171.53
910-34300 PROPRIETARY CAPITAL	6,053,564.37	.00	.00	6,053,564.37
910-34400 RESERVE FOR LAND PURCHASES	530,897.93	.00	.00	530,897.93
UNAPPROPRIATED FUND BALANCE:				
REVENUE OVER EXPENDITURES - YTD	.00	(7,000.85)	(56,933.22)	(56,933.22)
BALANCE - CURRENT DATE	.00	(7,000.85)	(56,933.22)	(56,933.22)
TOTAL FUND EQUITY	6,859,633.83	(7,000.85)	(56,933.22)	6,802,700.61
TOTAL LIABILITIES AND EQUITY	8,573,656.43	(7,000.85)	(61,773.68)	8,511,882.75

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

Item 3.

ECONOMIC DEVELOPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>						
900-48600-56	MISC INCOME	400.00	750.00	.00	(750.00)	.0
TOTAL MISCELLANEOUS REVENUE		400.00	750.00	.00	(750.00)	.0
<u>OTHER FINANCING SOURCES</u>						
900-49265-56	TRANSFER TID #4 AFFORD HOUSING	.00	.00	50,000.00	50,000.00	.0
900-49266-56	TRANSFER TID #11-ADMIN	.00	.00	25,000.00	25,000.00	.0
900-49267-56	TRANSFER TID #12-ADMIN	.00	.00	25,000.00	25,000.00	.0
900-49270-56	TRANSFER TID #10-ADMIN	.00	.00	50,000.00	50,000.00	.0
900-49290-56	GENERAL FUND TRANSFER	.00	.00	30,000.00	30,000.00	.0
900-49300-56	FUND BALANCE APPLIED	.00	.00	6,617.61	6,617.61	.0
TOTAL OTHER FINANCING SOURCES		.00	.00	186,617.61	186,617.61	.0
TOTAL FUND REVENUE		400.00	750.00	186,617.61	185,867.61	.4

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

Item 3.

ECONOMIC DEVELOPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	<u>CDA</u>					
900-56500-111	SALARIES	8,840.47	89,467.12	125,348.75	35,881.63	71.4
900-56500-151	FRINGE BENEFITS	1,736.41	12,933.73	28,580.05	15,646.32	45.3
900-56500-210	PROFESSIONAL DEVELOPMENT	669.00	1,873.17	2,000.00	126.83	93.7
900-56500-212	LEGAL SERVICES	652.50	10,653.70	.00	(10,653.70)	.0
900-56500-215	PROFESSIONAL SERVICES	.00	.00	2,550.25	2,550.25	.0
900-56500-222	COUNTY/REGIONAL ECON DEV	.00	11,218.50	12,120.00	901.50	92.6
900-56500-223	MARKETING	.00	187.48	1,500.00	1,312.52	12.5
900-56500-224	SOFTWARE/HARDWARE MAINTENANCE	465.67	4,037.03	7,170.37	3,133.34	56.3
900-56500-225	TELECOM/INTERNET/COMMUNICATION	100.55	1,426.00	2,219.74	793.74	64.2
900-56500-310	OFFICE & OPERATING SUPPLIES	46.05	1,154.27	612.06	(542.21)	188.6
900-56500-311	POSTAGE	.00	168.58	204.02	35.44	82.6
900-56500-325	PUBLIC EDUCATION	44.00	230.00	235.00	5.00	97.9
900-56500-330	TRAVEL EXPENSE	.00	1,022.36	3,774.37	2,752.01	27.1
900-56500-341	MISC EXPENSE	.00	.00	303.00	303.00	.0
	TOTAL CDA	12,554.65	134,371.94	186,617.61	52,245.67	72.0
	TOTAL FUND EXPENDITURES	12,554.65	134,371.94	186,617.61	52,245.67	72.0
	NET REVENUE OVER EXPENDITURES	(12,154.65)	(133,621.94)	.00	133,621.94	.0

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

Item 3.

CDA PROGRAMS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CAPITAL CAT-SEED FUND REV</u>					
910-43018-00 CAPCAT INT-INVENTALATOR 142798	.00	37,798.81	.00	(37,798.81)	.0
TOTAL CAPITAL CAT-SEED FUND REV	.00	37,798.81	.00	(37,798.81)	.0
<u>FACADE LOAN REVENUE</u>					
910-44005-00 FACADE INT-BOWER'S HOUSE \$50K	34.41	366.33	.00	(366.33)	.0
910-44006-00 FACADE INT-SHABANI INV LLC 50K	160.17	1,458.43	.00	(1,458.43)	.0
TOTAL FACADE LOAN REVENUE	194.58	1,824.76	.00	(1,824.76)	.0
<u>ACTION LOAN REVENUE</u>					
910-46001-00 INT INC-ACTION-LRN DEPOT \$41K	22.85	285.78	340.86	55.08	83.8
910-46008-00 INT INC-ACTION-SAFEPRO \$100K	252.00	2,413.80	3,145.80	732.00	76.7
910-46010-00 INT INC-ACTION-SWSPOT/GILDE	2,508.00	3,514.80	1,356.59	(2,158.21)	259.1
TOTAL ACTION LOAN REVENUE	2,782.85	6,214.38	4,843.25	(1,371.13)	128.3
<u>MISCELLANEOUS REVENUE</u>					
910-48103-00 INTEREST INCOME-FACADE	138.12	853.94	668.25	(185.69)	127.8
910-48104-00 INTEREST INCOME-HOUSING	33.09	281.51	388.50	106.99	72.5
910-48108-00 INTEREST INCOME-SEED FUND	148.28	1,580.78	562.50	(1,018.28)	281.0
910-48109-00 INTEREST INCOME-ACTION FUND	1,828.59	22,265.27	25,312.50	3,047.23	88.0
910-48605-00 RENTAL INCOME-CROP LEASES	.00	11,973.00	15,876.00	3,903.00	75.4
910-48680-00 ADMINISTRATION FEE--LOANS	30.00	6,824.00	.00	(6,824.00)	.0
910-48700-00 GAIN ON SALE OF LAND	.00	1.00	.00	(1.00)	.0
TOTAL MISCELLANEOUS REVENUE	2,178.08	43,779.50	42,807.75	(971.75)	102.3
<u>OTHER FINANCING SOURCES</u>					
910-49300-56 FUND BALANCE APPLIED	.00	.00	(37,651.00)	(37,651.00)	.0
TOTAL OTHER FINANCING SOURCES	.00	.00	(37,651.00)	(37,651.00)	.0
TOTAL FUND REVENUE	5,155.51	89,617.45	10,000.00	(79,617.45)	896.2

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

Item 3.

CDA PROGRAMS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA PROGRAMS</u>						
910-56500-212	LEGAL/PROFESSIONAL/MARKETING	11,416.88	51,178.56	5,000.00	(46,178.56)	1023.6
910-56500-219	PROFESSIONAL SERVICES	.00	5,041.50	5,000.00	(41.50)	100.8
910-56500-404	HOUSING LOANS/EXPENSES	.00	1,161.98	.00	(1,161.98)	.0
910-56500-408	RENTAL & PROPERTY EXPENSES	739.48	70,729.36	.00	(70,729.36)	.0
910-56500-525	ACTION GRANTS-BUSINESS DEV	.00	18,439.27	.00	(18,439.27)	.0
	TOTAL CDA PROGRAMS	12,156.36	146,550.67	10,000.00	(136,550.67)	1465.5
	TOTAL FUND EXPENDITURES	12,156.36	146,550.67	10,000.00	(136,550.67)	1465.5
	NET REVENUE OVER EXPENDITURES	(7,000.85)	(56,933.22)	.00	56,933.22	.0

City of Whitewater

Single Family Housing Proposal

Presented to the Common Council & Whitewater CDA

Mason Becker
Economic Development Director
October 16 & 21, 2025



WHAT WE'RE REVIEWING

- The Affordable Housing Extension
- Current housing assistance programs
- A proposal with two options
 - Option A
 - Option B
- Your feedback and direction



CURRENT HOUSING ASSISTANCE PROGRAMS

- **Affordable Housing Policy:** This 2023/2024 policy document outlined several proposed programs, to be funded by TID Affordable Housing Extension closeout funds
- **Down Payment Assistance Program:** This program is currently running, administered by the CDA. Provides \$25,000 of down payment assistance to qualifying home buyers. Currently, seven borrowers are in this program
- **Developer Assistance Program:** Provides up to \$25,000 per unit for new units that meet affordability criteria...has been little utilized to date
- **Home Rehab Revolving Loan Fund:** This Community Development Block Grant funded program is ending. What can we do to address this?



WHAT WE'RE PROPOSING

- **Keep the Down Payment Assistant Program as-is:** It is operationalized and working. 7 current borrowers. Helps meet an identified need and encourages home ownership in Whitewater
- **Shift existing funding:** Other programs have not been activated
- **Community & Council feedback:** Has expressed strong desire to assist existing homeowners and encourage maintenance of properties within the city
- **Whitewater is an older community with aging housing stock:** Costly repairs can be a barrier to turning over housing stock, can create supply issues in market, and also can result in code enforcement issues



PROGRAM OPTIONS

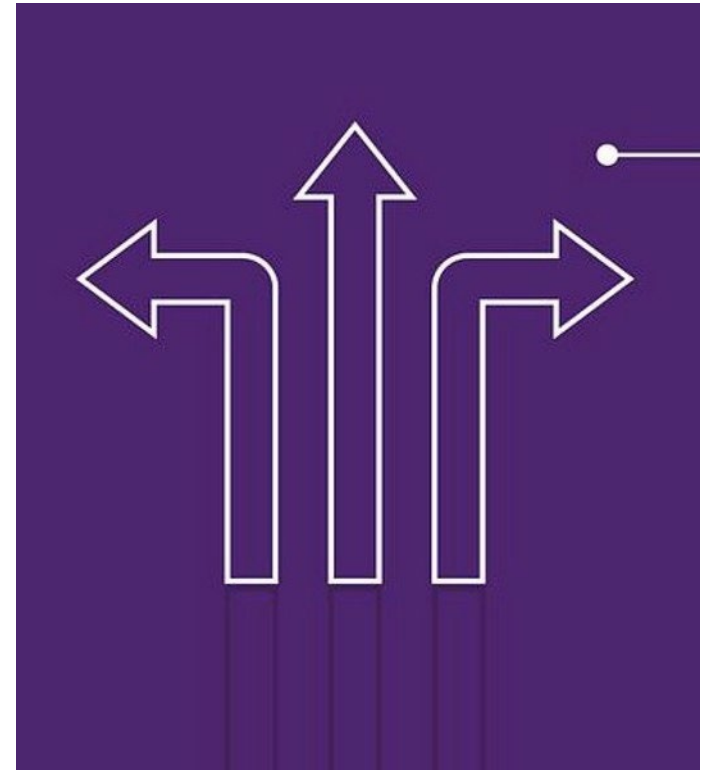
\$1.2 million remaining from Affordable Housing Extension:

How to deploy this?

Option A: Home Renewal Program: \$1.2 million

Option B: \$720,000 in Home Renewal Program, \$480,000 to Developer Assistance Loan Program

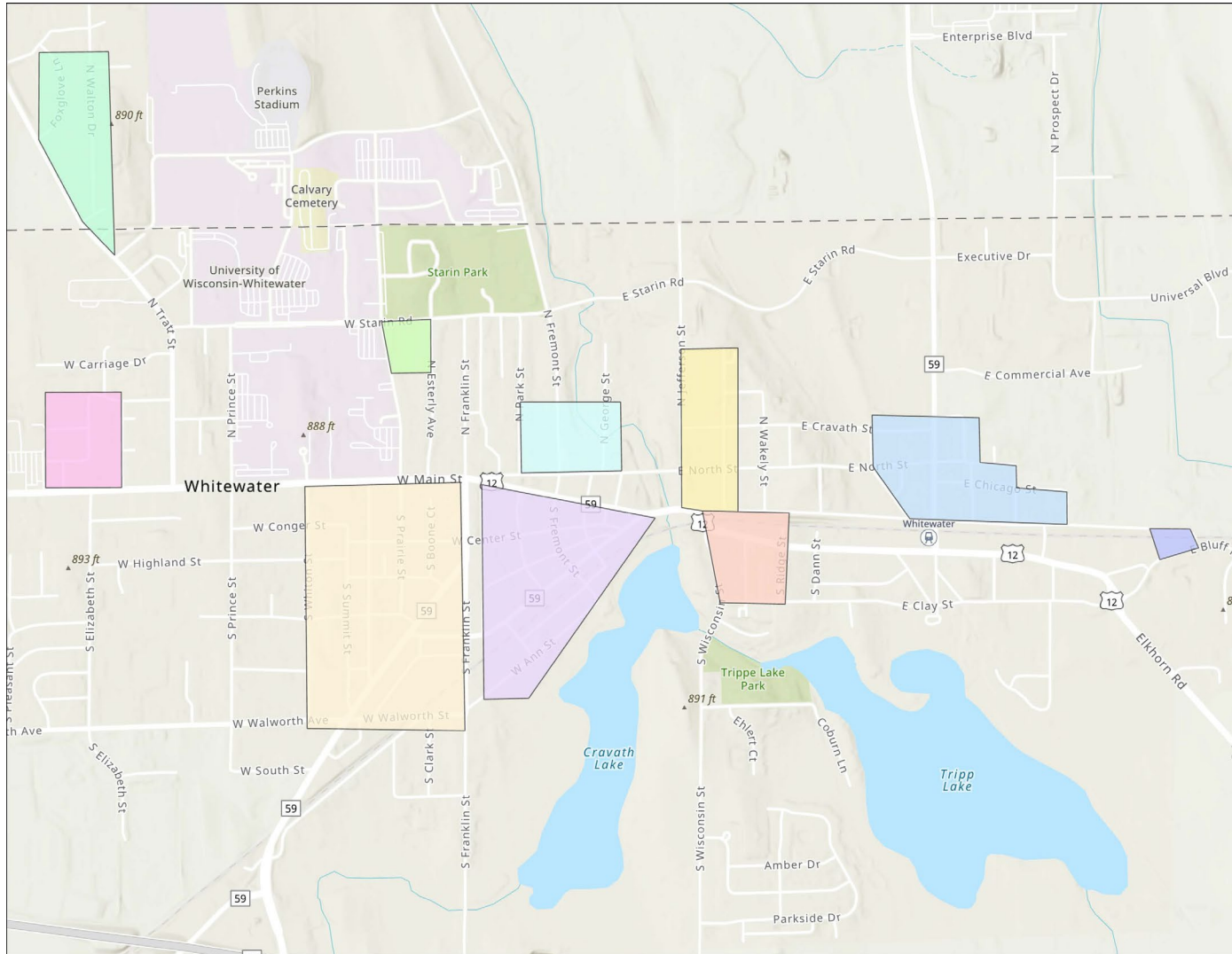
Both programs are called for in the Affordable Housing Policy document, but neither have been activated to date, other than one Developer Assistance Loan to Habitat for Humanity in 2024 (\$25,000)



PROPOSING: THE HOME RENEWAL PROGRAM

- **Reinvest** in single-family, owner-occupied homes
- **Reconvert** former rentals to compliant single-family layouts
- Address major health, safety, and code deficiencies
- Maintain neighborhoods and increase long-term owner-occupancy
- Helps preserve and stabilize property values while extending life of older homes
- This aligns with goals laid out in the previously approved Affordable Housing Fund Policy (2023/2024)

HOME RENEWAL PROGRAM: EXAMPLE SERVICE AREAS



HOME RENEWAL PROGRAM: ASSISTANCE LEVELS

- Standard cap: \$60,000 per home
- Exceptional need cap: \$90,000 (w/ CDA approval)
- Must be built 20+ years ago OR address major code deficiency
- Proof of primary residency required annually
- Income focus: 75% of funds dedicated to homeowners at $\leq 150\%$ HUD income limit
- Taxes and insurance must be current



HOME RENEWAL PROGRAM: DETAILS SUMMARY

Eligible Uses:

- Reconversion to single-family layouts
- Repairs to existing single-family
 - Electrical, roof, foundation, etc
 - Heating, plumbing, and mechanical replacements
- Energy efficiency and weatherization upgrades
- Accessibility modifications

Financial Terms:

- 0% interest deferred-payment loan
- Secured by mortgage/note
- Repaid upon sale, transfer, or default
- No homeowner cash match required
- Repayment due if home is later converted to a rental
- Can be combined with other funding sources

PROPOSING: DEVELOPER ASSISTANCE LOAN PROGRAM

- Encourage **new single-family**, owner-occupied home construction
- **Increase supply** of affordable housing in the community
- Address gaps in developer funding
- Incentivizes meeting ADA accessibility criteria
- Allowance for some market-rate units under program
- Aligns with goals laid out in Affordable Housing Fund Policy (2023/2024)



DEVELOPER ASSISTANCE LOAN PROGRAM: FINANCIAL DETAILS

- Total Program Allocation: \$480,000 from the Affordable Housing Extension
- Maximum Assistance per Unit:
 - Affordable Units: Up to \$25,000 per dwelling unit (buyer $\leq 150\%$ of HUD county median income)
 - Market-Rate Units: Up to \$15,000 per dwelling unit
 - Accessibility Bonus: Additional \$5,000 per fully accessible home
- Maximum Assistance per Developer: \$240,000 total per development entity
- Payment Timing: Disbursed upon home sale to eligible owner-occupant
- Verification: Buyer income and owner-occupancy confirmed prior to disbursement



DEVELOPER ASSISTANCE LOAN PROGRAM: ELIGIBLE USES & TERMS

Eligible Uses of Funds

- Gap financing to reduce home prices to income-qualified levels
- Infrastructure directly tied to eligible units (streets, utilities, sidewalks)
- Site preparation, grading, and foundation work
- Costs for accessible housing features

Ineligible Uses: Acquisition, off-site improvements, developer fees, marketing, etc

Financial Terms

- Form: Deferred, zero-interest loan secured by development agreement or promissory note
- Forgiveness: Upon verified sale to income-qualified, owner-occupant buyer
- Repayment Trigger: Conversion to rental within 10 years → full repayment + \$5,000 penalty per unit
- Owner-Occupancy Requirement: Minimum 10 years as primary residence



OVERSIGHT & COMPLIANCE

- The CDA will oversee program administration w/ Economic Development Director
- Thrive ED will assist with reviewing and recommending applications for approval
 - They have experience administering these types of programs, and can sometimes assist homeowners/developers in accessing additional resources
 - Funds will still be held locally
 - Leverages existing partnerships
- The new Economic Developer Coordinator position will serve as local liaison for tracking applications, invoices, etc



NEXT STEPS

- CDA and Council review and feedback
- Finalize program guidelines and application materials
- City Attorney will conduct final legal reviews
- Goal will be to launch program by end of Q1 2026
- City Media Department will launch public communications campaign
- Begin application intake and project selections



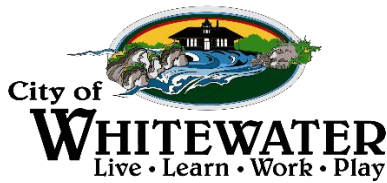
QUESTIONS AND FEEDBACK

We are looking for input from the CDA board and direction from the Common Council on which option to take.

Key Takeaway: This is an opportunity to activate and revitalize single-family housing stock within the City of Whitewater, by using funds already secured through the Affordable Housing Extension. This will help to ensure the preservation and availability of owner-occupied single family housing in the community for years to come.

Mason Becker
Economic Development Director
mbecker@whitewater-wi.gov





CITY OF WHITEWATER

HOME RENEWAL PROGRAM POLICY *(Draft for Common Council and CDA Discussion)*

Owner: Economic Development Director (Community Development Department)

Approving Body: Community Development Authority (CDA) / Common Council

Related Policies: Affordable Housing Fund Policy 602.01 (Rev. 02-15-2024); Former Owner-Occupied Rehab Application (2018)

Initial Allocation (proposed): \$720,000 - \$1,200,000 from Affordable Housing Extension proceeds for Home Renewal Program

1. Purpose & Objectives

The Home Renewal Program (HRP) invests in Whitewater's single-family owner-occupied housing to (a) reconvert homes that were altered for rental use back to compliant single-family layouts and (b) remedy major health, safety, and code deficiencies (e.g., obsolete wiring, failing foundations, life-safety/code failures), thereby extending the useful life of older homes, stabilizing neighborhoods, and increasing long-term owner-occupancy.

This policy operationalizes the City's Affordable Housing Extension (AHE) objectives and uses loan terms and compliance tools consistent with the City's Affordable Housing Fund policy (10-year deed restriction; repayment plus penalty upon conversion to rental; hardship waiver via CDA). Typical rehabilitation priorities mirror Wisconsin CDBG housing guidance: address health and safety, energy efficiency, and accessibility first, then other essential work.

2. Program Budget & Caps

- Total initial program budget: \$1,200,000 (non-Down Payment Assistance share).

- Target allocations (for planning):
 - Reconversion projects: approximately 60 percent
 - Major systems/code rehabilitation: approximately 40 percent
- Per-home assistance (not to exceed):
 - Standard cap: \$60,000
 - Exceptional need cap (with CDA approval): \$90,000 for structural stabilization, comprehensive electrical replacement such as knob-and-tube removal/rewire, or mandated hazard abatement.
- Average project planning figure: \$40,000 to \$60,000 per home (the prior program's typical roof/siding/windows projects ran approximately \$25,000 to \$30,000; complex reconversions and system replacements will exceed this).

Note: Caps are set to balance depth of repair with throughput (20–30 homes from the initial tranche, depending on mix/severity). CDA may adjust allocations to meet demand.

3. Eligible Properties & Households

- Location and Type: Single-family, owner-occupied homes within the City of Whitewater.
- Age/Condition screen (to prevent misuse on newer builds):
 1. Built 20 years ago or earlier, or
 2. Documented major code/life-safety deficiency verified by the Building Inspector (e.g., unsafe electrical, structural/foundation failure, failed heating system, hazardous roofing).
- Owner-Occupancy: Primary residence; proof required annually during the deed-restriction term (see section 9). The 2018 application required annual insurance/occupancy confirmation; HRP retains that practice.
- Income focus: To satisfy AHE's affordability intent, at least 75 percent of HRP funds must benefit households at or below 150 percent of HUD county income limits (matching Policy 602.01). The remaining 25 percent may serve over-income owners where work improves the city's housing stock.
- Property taxes and insurance: Must be current; homeowner must carry insurance.
- Deed Restriction (Citywide AHE standard): 10-year prohibition on converting to rental; immediate repayment of loan plus \$5,000 penalty if violated.

- CDA may approve a hardship waiver consistent with Policy 602.01, following a formal written letter submitted to the CDA Executive Director.
- Purchase transactions: If a buyer is purchasing a qualifying single-family property that meets the above criteria and intends to occupy as a primary residence, HRP funds may be applied at the time of closing to finance required reconversion or rehabilitation work.

4. **Eligible Activities** (scope must produce a code-compliant home at completion)

1. Reconversion to Single-Family Layout (primary track)

1. Removal of unpermitted or unsafe bedroom partitions; restoration of required living/dining/common areas.
2. Reconfiguration of means of egress, smoke/CO detection, and room dimensions to comply with Wisconsin Uniform Dwelling Code (UDC) SPS 320–325 and local code.

2. Major Systems and Code/Life-Safety Repairs

1. Electrical: replacement of obsolete or unsafe wiring (e.g., knob-and-tube), panel upgrades, grounding, AFCI/GFCI as required by UDC.
2. Structural/foundation stabilization; roof replacement; exterior envelope when failing.
3. Mechanical: heating/ventilation replacements where unsafe or at end-of-life; plumbing repairs to remedy code violations/leaks.
4. Lead-safe work where paint is disturbed; clearance as applicable.
5. Energy and weatherization measures required to meet UDC energy standards when part of a broader life-safety scope. This may include windows and siding if meeting energy standards.
6. Accessibility modifications essential to safe occupancy. Wisconsin CDBG guidance prioritizes accessibility. This may include items such as doors and entryway steps if meeting accessibility standards.

5. **Professional Services**

- Pre-work inspections, scopes of work, bid packages, construction management, and post-work inspections or clearance testing when required.

Not Eligible: Luxury upgrades; additions that increase square footage unless required to correct life-safety; outbuildings (including garages), landscaping, sidewalks, driveways, decks, patios, and fencing; appliances not integral to health/safety; routine maintenance.

6. Financial Terms

- Form: 0 percent interest deferred-payment loan (DPL) secured by a mortgage and/or note; due upon sale or transfer or program default, mirroring the City's prior rehab program terms.
- Forgiveness: None; principal is repaid at sale or transfer.
- Match: No homeowner cash match required; however, owners may add private funds for non-eligible upgrades under a separate contract.
- Stacking: HRP may coordinate with other resources (e.g., utility rebates or separate CDBG rehab if available), including HOME Consortium, Southern Housing Region; federal funds trigger HUD LSHR compliance.

Reference model: Milwaukee's Compliance Loan Program uses 0 percent deferred loans focused on bringing homes into code compliance.

7. Priority Scoring (for award sequencing)

1. Imminent health/safety/code hazard – High
2. Reconversion impact – High
3. Owner income (\leq 150 percent HUD limit) – High
4. Disabled/elderly household or accessibility need – Medium-High
5. Energy/Weatherization add-ons – Medium
6. Readiness (clear title, taxes current, insurance in force, scope well-defined, contractor availability) – Medium

Application, Underwriting and Procurement

A. Application

Use an updated HRP application modeled on the 2018 form (owner/household info; debts; proof of insurance; income documentation; consent to verify; conflict-of-interest; appeal process).

B. Property Inspection and Scope

City (or contracted agent) performs code/condition inspection; produces a written Scope of Work aligned to UDC and lead-safe rules.

C. Bidding and Contractor Requirements

- Minimum 2 written bids (unless emergency work).
- Contractors must be licensed and insured and, where paint will be disturbed in pre-1978 homes, EPA RRP-certified.
- Change orders require pre-approval by program staff; retainages allowed until final acceptance.

D. Agreements and Security

Homeowner signs loan documents and mortgage/note; City records lien; 10-year deed restriction recorded per Policy 602.01.

8. **Code, Health and Environmental Compliance** (minimums)

- UDC compliance (SPS 320–325): All finished work must meet state and local code.
- Lead-Safe Requirements:
 - If federal funds such as CDBG touch the project, follow HUD Lead Safe Housing Rule 24 CFR Part 35 Subpart J.
 - Regardless of funding, any work disturbing paint in pre-1978 housing must meet EPA RRP Rule 40 CFR Part 745.

9. **Monitoring, Reporting and Enforcement**

- Construction oversight: Progress inspections; final inspection for code compliance; lead clearance documentation if applicable.
- Annual compliance: Owner must submit annual certification of owner-occupancy and insurance.

- Rental prohibition: If converted to rental within 10 years, the City will demand immediate repayment of principal plus \$5,000 penalty; CDA may grant a hardship waiver case-by-case.
- Records: Maintain project files for not less than seven years after repayment or closeout.

10. Appeals and Conflict of Interest

- Conflict of Interest: Applicants disclose relationships with covered persons; the program follows the City's existing disclosure/recusal process.
- Appeals: Applicants may appeal staff determinations to the CDA; if federal funds are used under a CDBG overlay, follow DEHCR/HUD appeal protocols.

11. Program Workflow (summary)

- Intake → eligibility pre-screen.
- Inspection → written scope.
- Bidding → select lowest responsible contractor.
- Loan closing → record mortgage and deed restriction; issue Notice to Proceed.
- Construction → inspections; change-order control.
- Final → code sign-off; lead clearance if required.
- Annual monitoring → occupancy and insurance certifications.
- Repayment → at sale/transfer or upon prohibited rental conversion.

12. Communications and Branding

Public-facing materials shall consistently use the "Home Renewal Program" branding and emphasize: helping owner-occupants reconvert former rentals and address major code and safety issues, as well as renewing Whitewater's single-family homes for the long term.

CITY OF WHITEWATER**HOME RENEWAL PROGRAM APPLICATION**

Office Use Only:

Application Number _____

Date Received _____

All information contained in this application is strictly confidential. Please complete all pages.

SECTION 1 – APPLICANT INFORMATION

Applicant Name _____ Age _____

Co-Applicant Name _____ Age _____

Current Street Address _____

Mailing Address (if different) _____

Phone: (Home) _____ (Work) _____ (Cell) _____

Email Address _____

May we contact you via email? Yes / No

May we contact you at work? Yes / No

SECTION 2 – PROPERTY INFORMATION

Property Address _____

Type of Property: Single Family (check) ☐

Is this your primary residence? Yes / No

Year Property Built _____ (must be 20 years or older unless major code or life-safety deficiency is documented)

Property Taxes Paid Up to Date? Yes / No

Homeowner's Insurance Company _____ Policy # _____

SECTION 3 – PURCHASE TRANSACTIONS

If you are applying as a purchaser of a qualifying property:

Are you under contract to purchase a single-family home in Whitewater that meets program criteria? Yes / No

Expected Closing Date _____

Purchase Price _____

Mortgage Lender _____ Contact Info _____

At closing, HRP funds are requested to finance: ☐ Reconversion ☐ Rehabilitation ☐ Both

Attach accepted Offer to Purchase and proof of lender prequalification.

SECTION 4 – HOUSEHOLD COMPOSITION

List all people who will live in the home at least 50 percent of the time.

Name _____ Relationship _____ Birth Date _____ Disabled? Y/N Full-time Student? Y/N

Name _____ Relationship _____ Birth Date _____ Disabled? Y/N Full-time Student? Y/N

(Attach separate sheet if necessary)

SECTION 5 – INCOME AND ASSETS

Complete for all household members. Documentation is required.

Income Sources (check all that apply):

- ☐ Employment
- ☐ Self-Employment
- ☐ Unemployment
- ☐ Social Security / SSI / Disability
- ☐ Pension / Retirement
- ☐ Child Support
- ☐ Other _____

Assets (check all that apply):

- ☐ Checking / Savings
- ☐ Certificates of Deposit
- ☐ IRA / 401(k)
- ☐ Life Insurance
- ☐ Real Estate
- ☐ Other _____

Attach most recent tax return, pay stubs, bank statements, and benefit letters.

SECTION 6 – IMPROVEMENTS NEEDED

Check all that apply:

- ☐ Reconversion (removal of added bedrooms, restoration of living space)
 - ☐ Electrical (obsolete wiring replacement, panel upgrades)
 - ☐ Structural or Foundation Repair
 - ☐ Roof / Siding / Windows
 - ☐ Heating or Cooling System
 - ☐ Plumbing or Water Heater
 - ☐ Lead Hazard Removal
 - ☐ Accessibility Modifications
 - ☐ Other _____
-

SECTION 7 – PROGRAM AGREEMENTS (Read and Initial)

_____ I understand Home Renewal funds are offered as a 0 percent deferred-payment loan, secured by a mortgage or note, repayable upon sale or transfer of the property.

_____ I understand properties must remain owner-occupied for 10 years. If the home is converted to rental use during this time, I will be required to immediately repay the loan plus a \$5,000 penalty, unless a hardship waiver is approved by the CDA.

_____ I understand the City of Whitewater will inspect the property to determine rehabilitation needs. Only eligible, code-related work will be permitted.

_____ I will provide proof annually of property insurance and continued owner-occupancy.

_____ I authorize verification of all information provided, including employment, credit, insurance, and property records.

SECTION 8 – CONFLICT OF INTEREST

Do you have family or business ties to City of Whitewater staff or CDA members? Yes / No

If yes, disclose: _____

SECTION 9 – SIGNATURES

I/We certify that all information provided is true and complete to the best of my/our knowledge.
False information may result in disqualification.

Applicant Signature _____ Date _____

Co-Applicant Signature _____ Date _____

CITY OF WHITEWATER**DEVELOPER ASSISTANCE LOAN PROGRAM (DALP) APPLICATION***(Draft for CDA and Common Council review)*

Office Use Only:

Application Number _____

Date Received _____

All information contained in this application is for internal use only. Please complete all pages.

SECTION 1 – APPLICANT INFORMATION

Developer / Organization Name _____

Contact Person _____ Title _____

Mailing Address _____

City _____ State _____ ZIP _____

Phone: Office _____ Mobile _____ Email _____

Entity Type (check one): ☐ Private Developer ☐ Nonprofit ☐ Mixed-Use Developer

Federal EIN / Tax ID _____

SECTION 2 – PROJECT INFORMATION

Project Name _____

Project Address / Location _____

Parcel ID(s) _____

Current Zoning District _____

Current Future Land Use _____

Single-Family Project Type (check one): ☐ Detached ☐ Duplex ☐ Townhome

Number of Units _____ Estimated Total Project Cost \$ _____

Requested DALP Assistance \$ _____

Anticipated Start Date _____ Anticipated Completion Date _____

SECTION 3 – AFFORDABILITY AND ACCESSIBILITY

Affordable Units ($\leq 150\%$ HUD Median): _____ units @ \$ _____ each

Market-Rate Units: _____ units @ \$ _____ each

Accessible Units: _____ units @ \$ _____ each (+\$5,000 per qualifying unit)

Note: Assistance levels are capped at \$25,000 per affordable unit, \$15,000 per market-rate unit, and an additional \$5,000 per accessible unit. Maximum total assistance per developer is \$240,000.

SECTION 4 – USE OF FUNDS

Check all that apply:

- ☐ Gap financing to reduce sale prices to income-qualified levels
- ☐ On-site infrastructure (streets, utilities, sidewalks)
- ☐ Site preparation / grading / foundation work
- ☐ Accessible design features (e.g., zero-step entry, ADA-compliant bathroom)

Ineligible uses include: acquisition costs, off-site improvements, developer fees, realtor fees, marketing, or luxury upgrades.

SECTION 5 – DEVELOPER QUALIFICATIONS

Provide a summary of relevant experience and recent comparable projects:

Project Name _____ Location _____ Year Completed _____
of Units _____ Project Type _____

Project Name _____ Location _____ Year Completed _____
of Units _____ Project Type _____

Attach additional pages or documentation as needed.

SECTION 6 – REQUIRED ATTACHMENTS

- ☐ Project description and narrative
- ☐ Concept site plan

- ☐ Phasing and construction schedule
- ☐ Pro forma or financial summary
- ☐ Anticipated sale prices and affordability documentation
- ☐ List of development partners (resumes/bios may be included)
- ☐ Proof of good standing with City (no outstanding violations or taxes)

SECTION 7 – PROGRAM AGREEMENTS (Read and Initial)

_____ I understand DALP funds are offered as a deferred, zero-interest loan, secured by a development agreement or promissory note, disbursed upon sale to an income-qualified buyer.

_____ I understand that assisted homes must remain owner-occupied for 10 years; conversion to rental requires repayment plus \$5,000 penalty per unit unless waived by CDA.

_____ I understand that all sales must be verified for income eligibility and owner-occupancy intent before loan disbursement.

_____ I will provide required documentation of buyer eligibility and sales verification for each assisted unit.

_____ I authorize the City of Whitewater to verify all information provided and perform compliance reviews.

SECTION 8 – CONFLICT OF INTEREST

Do you have family or business ties to City of Whitewater staff or CDA members? Yes / No

If yes, disclose: _____

SECTION 9 – SIGNATURES

I/We certify that all information provided is true and complete to the best of my/our knowledge. False information may result in disqualification.

Applicant Signature _____ Date _____

Co-Applicant Signature _____ Date _____

SECTION 10 – CITY USE ONLY

Reviewed By _____ Date _____

Notes _____

CDA Approval Date _____

Common Council Approval _____

Development Agreement Executed _____

Submit completed application and attachments to:

City of Whitewater – Community Development Department

Attn: Economic Development Coordinator

312 W. Whitewater Street, Whitewater, WI 53190

Email: mbecker@whitewater-wi.gov | Phone: (262) 473-0148



Community Development Authority

Meeting Date:	October 16, 2025
Agenda Item:	Update on Letter of Intent for Lot 7B
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov , 262.443.4458

BACKGROUND

(Enter the who, what when, where, why)

As members likely recall, the last CDA board meeting on September 18, 2025, included consideration of a Letter of Intent that had been submitted to the CDA through Anderson Commercial Group, regarding possible purchase of Lot 7B of parcel #292-0515-3432-000. After closed session discussion, the CDA board voted to recommend that the interested parties work with the economic development office on developing a clean letter of intent that would then go to the Plan and Architectural Review Commission, considering that they are the deciding body in regards to land sales for this property.

Since that time, the buyers and their real estate agents have been unresponsive. I made several inquiries with Anderson Commercial Group, though they had no success getting responses.

On October 6, 2025, consideration was given to a potential development by the same party in another neighboring community.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

September 18, 2025 – the CDA board voted unanimously on the above-mentioned recommendation

FINANCIAL IMPACT

(If none, state N/A)

There is no financial impact at this time, as the Letter of Intent has not been further acted upon.

STAFF RECOMMENDATION

No formal action is needed at this time.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

Current listing flyer including the above-mentioned property from Anderson Commercial Group.

WHITEWATER CITY LOTS

Whitewater, WI 53190

Anderson **Commercial** Group

Item 5.

LOT 5B, LOT 7B, LOT 8B & LOT 9B | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



OFFERING SUMMARY

Lot 5B

Lot Size: +/- 5.84 Acres

Tax / APN #: 292-0515-3424-002

Lot 7B

Lot Size: +/- 7.7 Acres

Tax / APN #: 292-0515-3432-000

Lot 8B

Lot Size: +/- 14.59 Acres

Tax / APN #: 292-0515-3434-003

Lot 9B

Lot Size: +/- 17.1 Acres

Tax / APN#: 292-0515-3432-000

KRISTEN PARKS

Vice President
414.858.5226
kparks@acgwi.com

RAY GOODDEN

Senior Vice President
414.858.5203
rgoodden@acgwi.com

PROPERTY HIGHLIGHTS

- \$29,000 per acre
- All utilities at lot lines: Gas, electric, fiber optic and sewer
- Shovel ready lot
- Easy access from Hwy 12 and Hwy 59
- Numerous incentives to expand or grow your business including TID #10
- Located in Jefferson County

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	6,682	18,776	104,775
Total Population	17,942	43,256	236,610
Average HH Income	\$56,051	\$68,140	\$75,843



Community Development Authority

Meeting Date:	October 16, 2025
Agenda Item:	Memo re: City Attorney and CDA
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov , 262.443.4458

BACKGROUND

(Enter the who, what when, where, why)

The office of city attorney is an office within the city's Department of Administration, covered by section 2.16.040 of the City of Whitewater's Code of Ordinances, "responsible for the conduct of all legal services for the city". Recently, the city hired Steven Chesebro to serve in this role.

As CDA board members are aware, the CDA has been utilizing Stafford Rosenbaum for much of its necessary legal work during 2025.

The city manager has directed me to run the CDA's legal matters through the city attorney's office. The city attorney is still able to outsource matters when conflicts of interest dictate, or when capacity issues arise that make outside reviews necessary. Stafford Rosenbaum will continue and complete work relating to cases they are already involved with.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

Steven Chesebro was hired by the City of Whitewater in July 2025.

FINANCIAL IMPACT

(If none, state N/A)

Utilization of the city attorney's office for legal matters will represent a cost savings to the CDA. Thus far in 2025, the CDA has spent \$ \$65,297.26 on outside legal review expenses. While the CDA will still incur some expenses from having the city attorney conduct reviews, and outside reviews will still be necessary from time to time, the net result should be a recognized savings to the CDA.

STAFF RECOMMENDATION

No action is needed at this time; this information is presented for the CDA board's awareness.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

N/A

October 9, 2025

VIA EMAIL: mbecker@whitewater-wi.gov

City of Whitewater Community
Development Authority
Attn: Mason Becker
312 Whitewater Street
Whitewater, WI 53190

Dear Mason:

This letter provides a status update on the Fine Food Arts LLC/Jay Stinson collection matter that Stafford Rosenbaum LLP (“Stafford”) is handling for the City of Whitewater, Community Development Authority (“CDA”). As of the date of this letter, there are no updates on other collection matters that Stafford is handling for CDA.

Fine Food Arts LLC/Jay Stinson

A. Status

On September 5, 2025, the Court granted CDA’s motion for default judgment against Fine Food Arts LLC, which also entitled CDA to recover its attorneys’ fees and costs of collection. On September 19, 2025, we filed a motion and proposed order with the Court seeking approval of CDA’s attorneys’ fees and costs of collection with respect to Fine Food Arts. The Court also granted CDA’s motion for leave to supplement its complaint and bring in Daniel Rodriguez and K.L.D. LLC.

We engaged a process server to serve Mr. Rodriguez and K.L.D. with CDA’s amended summons, complaint, and supplemental complaint. The service package for Mr. Rodriguez also includes a letter and copy of the Court’s default judgment order. The letter requests that Mr. Rodriguez contact us immediately in his capacity as the owner of Fine Food Arts to arrange for Fine Food to pay its judgment and turn over CDA’s collateral.

The process server attempted to serve or otherwise contact Mr. Rodriguez on numerous occasions, but was unable to accomplish personal service. However, the process server was successful in serving K.L.D. through its registered agent on September 23, 2025. Since Mr. Rodriguez appears to be actively avoiding service, we contacted a local newspaper in Walworth County to accomplish service by publication. The newspaper informed us that the third and final publication will occur this Friday on October 10, 2025. As such, Mr. Rodriguez will be deemed to have been served on October 10, 2025.

After CDA agreed to withdraw its motion for default judgment against Jay Stinson in exchange for his agreement to withdraw his motion to dismiss, Mr. Stinson answered CDA's original complaint by generally denying CDA's allegations. We have repeatedly attempted to contact Mr. Stinson and his counsel regarding his obligation to answer the allegations in CDA's supplemental complaint and to begin exploring whether a settlement may be in prospect. However, as of the date of this letter, Mr. Stinson has not answered CDA's supplemental allegations. As such, we filed a letter and proposed order with the Court on September 23, 2025 requesting that the Court enter an order demanding that Mr. Stinson and Fine Food Arts answer CDA's supplemental allegations.

B. Next Steps

K.L.D. has until October 13, 2025 to answer CDA's allegations. Similarly, once Mr. Rodriguez has been served through publication, he will have 20 days to answer CDA's allegations. Once they have answered, we will seek a scheduling conference to schedule out the remaining steps of the lawsuit.

If Mr. Rodriguez does not respond to CDA's letter and cooperate in arranging for CDA to recover its collateral, we will seek a writ of replevin. This is a fairly straightforward process that directs the sheriff to assist in recovering the collateral.

If the Court enters an order demanding that Mr. Stinson and Fine Food Arts answer CDA's supplemental complaint, they will be given a designated amount of time (approximately 20 days) by which they must answer the supplemental allegations.

Lastly, a hearing is scheduled for next Friday, October 17, 2025 regarding our motion and proposed order seeking approval of CDA's attorneys' fees and costs of collection. However, Attorney Mason Higgins is out of the office on military leave through the end of October. As such, we sent a letter to the Court requesting that the hearing be rescheduled out another month in order to allow Attorney Higgins to participate. If, for whatever reason, the Court declines to reschedule the hearing, we will be prepared to attend the hearing on behalf of CDA.

Best regards,

STAFFORD ROSENBAUM LLP



Iana A. Vladimirova

October 9, 2025

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Item 7.

IAV:nkb

cc: Ian Lane

Mason Higgins