



**Whitewater CDA –Board of Directors**  
**Thursday, March 28, 2019 at 5:30 p.m.**  
**Innovation Center, Room 105**  
**1221 Innovation Drive**  
**Whitewater, WI 53190**

1. Call to order and roll call.
2. HEARING OF CITIZEN COMMENTS. *No formal CDA Action will be taken during this meeting although issues raised may become a part of a future agenda. Items on the agenda may not be discussed at this time.*
3. Approval of Agenda.
4. Approval of Minutes – February 28, 2019
5. Acceptance of Financial Statements – February 2019

**Old Business:**

6. Update regarding status of grocery store recruitment.

**New Business:**

7. Approve Cash Rent Farm Lease for 2019 crop year with Timothy and Rachel Keil.
8. CDA Director Update on Development Activities.
9. Adjourn to closed session per Wisconsin State Statutes 19.85(1)(e) “Deliberating or negotiating the purchase of public property, the investing of public funds, or conducting other specified public business , whenever competitive or bargaining reasons require a closed session c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.”
  - a. Update on negotiations with potential retail, manufacturing and other businesses that are considering locating or expanding in the City of Whitewater and may be requesting City of Whitewater related financial assistance or concessions.
  - b. Consideration and discussion of Capital Catalyst Fund Grant and Loan Request for RecruitChute.
  - c. Discussion of Memorandum of Understanding with DP Electronic Recycling
  - d. Negotiation of sale of city-owned property near roundabout
10. Reconvene into open session to take action on closed session items as needed.
11. Future agenda referrals.
12. Adjourn

*It is possible that a quorum of Common Council and Technology Park Board members may attend this meeting. Even if a quorum is present, no Common Council and/or Technology Park Board business will be conducted at this meeting. Anyone requiring special arrangements is asked to call the office of the City Manager/ City Clerk at least 24 hours prior to the meeting.*

**Community Development Authority of the City of Whitewater, Wisconsin**  
**Meeting Minutes - Board of Directors**  
**February 28, 2019**  
**[AMENDED]**

**1. Call to order and roll call.**

The meeting was called to order by Larry Kachel (Chair) at 5:30 p.m. at the Innovation Center, Room 115, located at 1221 Innovation Drive, Whitewater, WI 53190.

Present: Kachel, Grady, Henry, Parker, Stanek, Meyer, Allen (arrived at 5:35 p.m.)

Staff Present: Dave Carlson (CDA Executive Director); Cameron Clapper (City Manager); Steve Hatton (Finance Director); Bonnie Miller (CDA Executive Assistant).

Others: William F. Springer, Esq. (CDA Legal Counsel)

**2. HEARING OF CITIZEN COMMENTS.** *No formal CDA action will be taken during this meeting, although issues raised may become a part of a future agenda. Items on the agenda may not be discussed at this time.*

CDA member Chris Grady renewed a previous request for certain grocery marketing/recruitment materials to be reviewed in a future open session. Grady stated that he feels this should be an ongoing, monthly presentation so that the public is informed as to the level of interest that exists in regards to a potential grocery store development.

**3. Approval of Agenda.**

Motion to approve Agenda. Henry (1); Meyer (2)

Aye: All by voice vote (7)

Nay: None.

**4. Approval of Minutes.**

Motion to approve Minutes January 17, 2019 Meeting).

Allen (1); Henry (2)

Aye: All by voice vote (7)

Nay: None

**5. Acceptance of Financial Statements.**

Update and review by Carlson, followed by brief discussion of loan status and any delinquencies.

Motion to approve January 2019 financial statements.

Allen (1); Meyer)

Aye: All by voice vote (7)

Nay: None

**Old Business:**

None.

**New Business:**

**6. Approve Cash Rent Farm lease for 2019 copy year.**

Carlson reported receiving just one bid proposal from Timothy and Rachel Keil, after which a brief discussion ensued regarding potential additional 10.96 acres of currently-vacant land currently

under negotiation for development; after brief discussion.

Motion to approve entering into Cash Rent Farm Lease with Timothy and Rachel Keil for 2019 crop year.

Allen (1); Stanek (2)

Aye: Kachel, Stanek, Grady, Henry, Allen, Meyer, Parker (7).

Nay: None.

**7. CDA Portfolio Status, Loan Reserves and Write-offs (Steven Hatton, Finance Director).**

Hatton provided an update on the status of CDA loan portfolio, including business condition of certain borrowers as it pertains to the current status of their business and status of loan repayment. Hatton outlined the establishment of loan reserves and potential write-offs and expenses that might be incurred. Henry initiated a discussion regarding WEDC reporting requirements with regard to loan write-offs.

**8. CDA Director Update on Development Activities.**

Kachel congratulated Carlson on passing the test required to achieve the designation of Certified Economic Developer through the International Economic Development Council. Carlson reported a busy month of activities in January. Carlson attended an Economic Opportunity Zone Workshop in Wauwatosa, followed by a subsequent meeting in Madison with a Certified Economic Opportunity Fund Manager with interest in a potential development project in Whitewater. Carlson also reported attending the IEDC Leadership Summit in Fort Lauderdale and the WEDC Conference in Milwaukee in early February. Carlson is working on an EOZ Prospectus to include a map reflecting land falling within Economic Opportunity Zones, overlaid with other economic incentives, such as New Market Tax Credits and TIFs, on available on the specific sites and areas in Whitewater.

**9. Motion to adjourn to closed session per Wisconsin State Statutes 19.85(1)(e) “Deliberating or negotiating the purchase of public property, the investing of public funds, or conducting other specified public business , whenever competitive or bargaining reasons require a closed session c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.”**

**A. Update on negotiations with potential retail, manufacturing and other businesses that are considering locating or expanding in the City of Whitewater and may be requesting City of Whitewater related financial assistance or concessions.**

**B. Consideration and discussion of Capital Catalyst Fund Grant and Loan Request for RecruitChute**

**C. Discussion of Memorandum of Understanding with DP Electronics.**

Motion to adjourn to closed session.

Kachel (1); Allen (2)

Aye: Allen, Grady, Stanek, Kachel, Parker, Henry, Meyer (7)

Nay: None

Motion to reconvene into open session to take action on closed session items as needed.

Stanek (1); Allen (2)

Aye: All by voice vote (7)

No action taken.

**10. Future Agenda Items:** Stanek requested recurring grocery recruitment update; Parker requested maps for specific potential grocery store sites showing zoning and any existing infrastructure.

Motion to adjourn at 8:10 p.m..

Parker (1); Allen (2)

Aye: All by voice vote (7)

Respectfully submitted,

Bonnie L. Miller, Recorder

DRAFT

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 2 MONTHS ENDING FEBRUARY 28, 2019**

**CDA FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
900-48100-56 INTEREST INCOME	35.44	73.37	500.00	426.63	14.7
TOTAL MISCELLANEOUS REVENUE	35.44	73.37	500.00	426.63	14.7
<u>OTHER FINANCING SOURCES</u>					
900-49262-56 TRANSFER-TID #4-ADMINISTRATION	75,000.00	75,000.00	75,000.00	.00	100.0
900-49263-56 TRANSFER-TID #6-ADMINISTRATION	25,000.00	25,000.00	25,000.00	.00	100.0
900-49290-56 GENERAL FUND TRANSFER	.00	.00	79,122.00	79,122.00	.0
TOTAL OTHER FINANCING SOURCES	100,000.00	100,000.00	179,122.00	79,122.00	55.8
TOTAL FUND REVENUE	100,035.44	100,073.37	179,622.00	79,548.63	55.7

**CITY OF WHITEWATER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 2 MONTHS ENDING FEBRUARY 28, 2019**

**CDA FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA</u>					
900-56500-111 SALARIES	5,877.66	9,513.71	73,797.00	64,283.29	12.9
900-56500-115 WAGES/PART-TIME/PERMANENT	1,498.72	2,445.28	20,509.00	18,063.72	11.9
900-56500-151 FRINGE BENEFITS	927.13	1,809.85	17,423.00	15,613.15	10.4
900-56500-210 PROFESSIONAL DEVELOPMENT	665.00	1,330.00	5,000.00	3,670.00	26.6
900-56500-212 LEGAL SERVICES	.00	.00	10,500.00	10,500.00	.0
900-56500-215 PROFESSIONAL SERVICES	.00	.00	4,000.00	4,000.00	.0
900-56500-219 AUDIT FEES	.00	.00	4,000.00	4,000.00	.0
900-56500-222 COUNTY/REGIONAL ECON DEV	8,955.00	8,955.00	10,000.00	1,045.00	89.6
900-56500-223 MARKETING	89.71	153.00	27,000.00	26,847.00	.6
900-56500-224 SOFTWARE/HARDWARE MAINTENANCE	158.25	158.25	328.00	169.75	48.3
900-56500-225 TELECOM/INTERNET/COMMUNICATION	120.90	351.32	1,291.00	939.68	27.2
900-56500-310 OFFICE & OPERATING SUPPLIES	11.36	11.36	474.00	462.64	2.4
900-56500-311 POSTAGE	.00	.00	200.00	200.00	.0
900-56500-321 SUBSCRIPTIONS & BOOKS	9.40	474.40	100.00	( 374.40)	474.4
900-56500-330 TRAVEL EXPENSE	976.65	2,109.96	5,000.00	2,890.04	42.2
<b>TOTAL CDA</b>	<b>19,289.78</b>	<b>27,312.13</b>	<b>179,622.00</b>	<b>152,309.87</b>	<b>15.2</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>19,289.78</b>	<b>27,312.13</b>	<b>179,622.00</b>	<b>152,309.87</b>	<b>15.2</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>80,745.66</b>	<b>72,761.24</b>	<b>.00</b>	<b>( 72,761.24)</b>	<b>.0</b>

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 2 MONTHS ENDING FEBRUARY 28, 2019**

**CDA PROGRAMS FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDGB LOAN REVENUE</u>					
910-41008-00	CDBG INT-SWEETSPOT-\$41,360	25.91	53.77	.00 ( 53.77)	.0
910-41013-00	CDBG INT-LEARNING DEPOT	178.94	359.61	.00 ( 359.61)	.0
910-41023-00	CDBG INT-BIKEWISE-\$62,600-4%	.00	102.48	.00 ( 102.48)	.0
910-41024-00	CDBG INT-IBUTTONLINK	133.17	270.56	.00 ( 270.56)	.0
910-41025-00	CDBG INT-V2 LEAGUE-\$51,560	131.60	264.66	.00 ( 264.66)	.0
	<b>TOTAL CDGB LOAN REVENUE</b>	<b>469.62</b>	<b>1,051.08</b>	<b>.00 ( 1,051.08)</b>	<b>.0</b>
<u>CAPITAL CAT-SEED FUND REV</u>					
910-43013-00	CAPCAT INT-POLCO 103500	830.56	830.56	.00 ( 830.56)	.0
	<b>TOTAL CAPITAL CAT-SEED FUND REV</b>	<b>830.56</b>	<b>830.56</b>	<b>.00 ( 830.56)</b>	<b>.0</b>
<u>MISCELLANEOUS REVENUE</u>					
910-48101-00	INTEREST INC-BUS DEV-101 127	668.20	1,361.31	.00 ( 1,361.31)	.0
910-48102-00	INTEREST INC-ECON DEV 101 020	767.58	1,573.21	.00 ( 1,573.21)	.0
910-48103-00	INTEREST INCOME-FACADE	325.38	669.58	.00 ( 669.58)	.0
910-48104-00	INTEREST INCOME-HOUSING	11.22	20.19	.00 ( 20.19)	.0
910-48105-00	INTEREST INC-ED DEV 102 023	28.76	59.18	.00 ( 59.18)	.0
910-48106-00	INT INC-MORAIN VIEW 101 282	5.24	10.78	.00 ( 10.78)	.0
910-48108-00	INTEREST INCOME-SEED FUND	12.41	20.37	.00 ( 20.37)	.0
	<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>1,818.79</b>	<b>3,714.62</b>	<b>.00 ( 3,714.62)</b>	<b>.0</b>
<u>OTHER FINANCING SOURCES</u>					
910-49300-56	FUND BALANCE APPLIED	.00	.00	250,000.00	250,000.00
910-49920-00	TRANS-CITY-TID#4-TO CDA ASSETS	.00	.00	( 250,000.00)	( 250,000.00)
	<b>TOTAL OTHER FINANCING SOURCES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
	<b>TOTAL FUND REVENUE</b>	<b>3,118.97</b>	<b>5,596.26</b>	<b>.00 ( 5,596.26)</b>	<b>.0</b>
	<b>NET REVENUE OVER EXPENDITURES</b>	<b>3,118.97</b>	<b>5,596.26</b>	<b>.00 ( 5,596.26)</b>	<b>.0</b>

**CITY OF WHITEWATER  
BALANCE SHEET  
FEBRUARY 28, 2019**

**CDA FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
900-11100 CASH	5,839.84	80,710.22	67,524.16	73,364.00
900-11200 GENERAL CHECKING-1ST-100-722	18,830.64	35.44	72.93	18,903.57
900-11300 INVESTMENTS	215.03	.00	.44	215.47
900-16500 PREPAID EXPENSE	1,744.96	.00	( 1,744.96)	.00
900-18400 OFFICE EQUIPMENT	6,990.00	.00	.00	6,990.00
900-19000 NET PENSION ASSETS-CDA	( 2,147.80)	.00	.00	( 2,147.80)
900-19020 DEF OUTFLOW-EXP/ACT-EXP-CDA	818.96	.00	.00	818.96
900-19030 DOR-CHANGES IN ASSUMPTIONS	2,245.61	.00	.00	2,245.61
900-19040 DEF OUTFLOW-EXP/ACT-INC-CDA	12,808.76	.00	.00	12,808.76
900-19060 DEF OUTFLOW-CHANGE-CDA	177.52	.00	.00	177.52
900-19120 CONTRIB AFTER MEASURE DATE-CDA	2,740.46	.00	.00	2,740.46
900-19999 PENSION CLEARING ACCT-CDA	( 3,215.47)	.00	.00	( 3,215.47)
<b>TOTAL ASSETS</b>	<b>47,048.51</b>	<b>80,745.66</b>	<b>65,852.57</b>	<b>112,901.08</b>
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
900-21100 ACCOUNTS PAYABLE	4,360.88	.00	( 4,360.88)	.00
900-21106 WAGES CLEARING	2,547.79	.00	( 2,547.79)	.00
900-22000 ACCUM DEPR - EQUIPMENT	6,267.54	.00	.00	6,267.54
900-29010 DIR-DIFF BETWEEN EXP & ACT EXP	6,754.65	.00	.00	6,754.65
900-29020 DIR NET DIF-PROJ & ACT PENSION	2,117.65	.00	.00	2,117.65
<b>TOTAL LIABILITIES</b>	<b>22,048.51</b>	<b>.00</b>	<b>( 6,908.67)</b>	<b>15,139.84</b>
<u>FUND EQUITY</u>				
900-34300 PROPRIETARY CAPITAL	25,000.00	.00	.00	25,000.00
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	80,745.66	72,761.24	72,761.24
<b>BALANCE - CURRENT DATE</b>	<b>.00</b>	<b>80,745.66</b>	<b>72,761.24</b>	<b>72,761.24</b>
<b>TOTAL FUND EQUITY</b>	<b>25,000.00</b>	<b>80,745.66</b>	<b>72,761.24</b>	<b>97,761.24</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>47,048.51</b>	<b>80,745.66</b>	<b>65,852.57</b>	<b>112,901.08</b>

**CITY OF WHITEWATER  
BALANCE SHEET  
FEBRUARY 28, 2019**

**CDA PROGRAMS FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE	
<u>ASSETS</u>					
910-11104	PROGRAM ADMIN CK-1ST-102-023	15,280.67	28.76	59.18	15,339.85
910-11106	MORAIN VIEW DEV-1ST-101-282	2,782.90	5.24	10.78	2,793.68
910-11500	CDBG-ECON DEV CHK-1ST-101-020	401,369.99	4,079.87	8,831.58	410,201.57
910-11600	CDBG-HOUSING CHK-PREM-XXX-601	33,427.19	11.22	20.19	33,447.38
910-11702	FACADE CKING-1ST CIT- 101 442	172,880.41	325.38	669.58	173,549.99
910-11800	UDAG-BUS DEV-BUS PARK-101-127	323,425.01	668.20	32,981.31	356,406.32
910-11900	CAP CAT-ASSOC BK 2173383734	52,067.08	62,341.11	62,349.07	114,416.15
910-12150	OTHER RECEIVABLES	31,620.00	.00 (	31,620.00)	.00
910-13002	CDBG LOAN-THERMODATA-\$100K	75,038.87	.00	.00	75,038.87
910-13009	CDBG LOAN-LEARNING DEPOT	54,199.68 (	519.11) (	1,036.49)	53,163.19
910-13012	CDBG LOAN-SWEETSPOT-WEST-41360	8,794.71 (	617.41) (	1,232.87)	7,561.84
910-13013	CDBG LOAN-IBUTTONLINK	41,216.74 (	1,268.48) (	2,532.74)	38,684.00
910-13021	CDBG LOAN-BIKEWISE-\$62,600	30,743.09	.00 (	531.31)	30,211.78
910-13022	CDBG LOAN-EDVIEWRATE-\$102,510	102,510.00	.00	.00	102,510.00
910-13024	CDBG LOAN-MEEPER TECH-\$102,510	102,510.00	.00	.00	102,510.00
910-13025	CDBG LOAN-MOBILE MESH-\$102,510	102,510.00	.00	.00	102,510.00
910-13028	CDBG LOAN-V2 LEAGUE-\$51,560	39,917.21 (	437.67) (	873.88)	39,043.33
910-13029	CDBG LOAN-MOBILE MESH-\$21,710	21,710.00	.00	.00	21,710.00
910-13030	CDBG LOAN-MEEPER-\$82,310	82,310.00	.00	.00	82,310.00
910-13033	CDGB LOAN-BLUE LINE \$41,460	41,460.00	.00	.00	41,460.00
910-13034	CDGB LOAN-BLUE LINE \$50,000	50,000.00	.00	.00	50,000.00
910-13999	CDBG LOAN-LOAN LOSS RESERVE	( 384,079.00)	.00	.00 (	384,079.00)
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
910-14027	CDBG HOUSING-HO #1--2012	12,630.00	.00	.00	12,630.00
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
910-14037	CDBG HOUSING-HO#11	14,671.00	.00	.00	14,671.00
910-14038	CDBG HOUSING-HO#14	18,000.00	.00	.00	18,000.00
910-15000	CAP CAT-SLIPSTREAM-\$102,500	102,500.00	.00	.00	102,500.00
910-15001	CAP CAT-ROYALTY-DP ELECT-50K	51,500.00	.00	.00	51,500.00
910-15002	CAP CAT-ROYALTY-BOMBOARD-100K	104,300.00	.00	.00	104,300.00
910-15003	CAP CAT-SLIPSTREAM-\$42,000	42,000.00	.00	.00	42,000.00
910-15004	CAP CAT-MEEPER TECH-\$102,000	102,000.00	.00	.00	102,000.00
910-15006	CAP CAT- ROYAL-INVENT-27.5K	27,500.00	.00	.00	27,500.00
910-15007	CAP CAT-ROYAL-MOBILE MESH-102K	102,000.00	.00	.00	102,000.00
910-15010	CAP CAT-ROYAL-KALIBER-\$102,500	102,500.00	.00	.00	102,500.00
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	.00	77,500.00
910-15013	CAP CAT-ROYALTY-POLCO	61,498.14 (	61,498.14) (	61,498.14)	.00
910-15014	CAP CAT-V2 LEAGUE-\$102,000	102,000.00	.00	.00	102,000.00
910-15015	CAP CAT-BLUELINE BATT-\$17,000	17,000.00	.00	.00	17,000.00
910-15016	CAP CAT-BLUELINE BATT-\$47,614	47,614.00	.00	.00	47,614.00
910-15999	CAP CAT-LOAN LOSS RESERVE	( 348,500.00)	.00	.00 (	348,500.00)
910-17000	UDAG-DP EL RECYCLE-34,600	34,600.00	.00	.00	34,600.00
910-17002	UDAG-SLIPSTREAM-LOC	12,500.00	.00	.00	12,500.00
910-17999	UDAG-LOAN LOSS RESERVE	( 47,100.00)	.00	.00 (	47,100.00)

**CITY OF WHITEWATER  
BALANCE SHEET  
FEBRUARY 28, 2019**

**CDA PROGRAMS FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
910-18000 ADVANCE TO TID #4	750,000.00	.00	.00	750,000.00
910-18350 LAND	275,171.53	.00	.00	275,171.53
910-18360 REAL ESTATE	6,087,994.00	.00	.00	6,087,994.00
<b>TOTAL ASSETS</b>	<b>9,437,967.13</b>	<b>3,118.97</b>	<b>5,596.26</b>	<b>9,443,563.39</b>
 <b>LIABILITIES AND EQUITY</b>				
<b>LIABILITIES</b>				
910-22000 ACCUM DEPREC-BUILDING	730,559.28	.00	.00	730,559.28
<b>TOTAL LIABILITIES</b>	<b>730,559.28</b>	<b>.00</b>	<b>.00</b>	<b>730,559.28</b>
<b>FUND EQUITY</b>				
910-30110 CONTRIBUTED CAPITAL	456,815.37	.00	.00	456,815.37
910-34300 PROPRIETARY CAPITAL	8,186,496.55	.00	.00	8,186,496.55
910-35000 GENERAL LOAN LOSS RESERVE	64,095.93	.00	.00	64,095.93
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	3,118.97	5,596.26	5,596.26
<b>BALANCE - CURRENT DATE</b>	<b>.00</b>	<b>3,118.97</b>	<b>5,596.26</b>	<b>5,596.26</b>
<b>TOTAL FUND EQUITY</b>	<b>8,707,407.85</b>	<b>3,118.97</b>	<b>5,596.26</b>	<b>8,713,004.11</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>9,437,967.13</b>	<b>3,118.97</b>	<b>5,596.26</b>	<b>9,443,563.39</b>

ECONOMIC DEV--101-020--CBDG		ORIGINAL	01/31/2019			02/28/2019	02/28/2019			
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL BALANCE	DIFFERENCE	NOTES
910-13002	CDBG LOAN-THERMODATA-\$100K	\$102,567.50	\$75,038.87			\$0.00	\$75,038.87	\$75,038.87	\$0.00	
910-13009	CDBG LOAN-LEARNING DEPOT	\$101,925.00	\$53,682.30	\$ 519.11	\$ 178.94	\$698.05	\$53,163.19	\$53,163.19	\$0.00	
910-13012	CDBG LOAN-SWEETSPOT-WEST-41360	\$41,360.00	\$8,179.25	\$ 617.41	\$ 25.91	\$643.32	\$7,561.84	\$7,561.84	\$0.00	
910-13013	CDBG LOAN-IBUTTONLINK	\$102,544.00	\$39,952.48	\$ 1,268.48	\$ 133.17	\$1,401.65	\$38,684.00	\$38,684.00	\$0.00	
910-13018	CDBG LOAN-960 E MILWAUKEE LLC	\$204,611.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	
910-13021	CDBG LOAN-BIKewise-\$62,600	\$62,600.00	\$30,211.78			\$0.00	\$30,211.78	\$30,211.78	\$0.00	
910-13022	CDBG LOAN-EDVIEWRATE-\$102,510	\$102,510.00	\$102,510.00			\$0.00	\$102,510.00	\$102,510.00	\$0.00	Delq.-First pymt due 09-08-2015-No pymts to date
910-13024	CDBG LOAN-MEEPER TECH-\$102,510	\$102,510.00	\$102,510.00			\$0.00	\$102,510.00	\$102,510.00	\$0.00	Delq.-First pymt due 12-12-2016-No pymts to date
910-13025	CDBG LOAN-MOBILE MESH-\$102,510	\$102,510.00	\$102,510.00			\$0.00	\$102,510.00	\$102,510.00	\$0.00	Delq.-First pymt due 02-12-2016-No pymts to date
910-13026	CDBG LOAN-SOLOMO-\$102,510	\$102,510.00	\$102,510.00	\$102,510.00		\$102,510.00	\$0.00	\$0.00	\$0.00	Principle written off as bad debt as of 12-31-2018
910-13028	CDBG LOAN-V2 LEAGUE-\$51,560	\$51,560.00	\$39,481.00	\$ 437.67	\$ 131.60	\$569.27	\$39,043.33	\$39,043.33	\$0.00	
910-13029	CDBG LOAN-MOBILE MESH-\$21,710	\$21,710.00	\$21,710.00			\$0.00	\$21,710.00	\$21,710.00	\$0.00	Delq.-First pymt due 04-26-2017-No pymts to date
910-13030	CDBG LOAN-MEEPER-\$82,310	\$82,310.00	\$82,310.00			\$0.00	\$82,310.00	\$82,310.00	\$0.00	Delq.-First pymt due 04-26-2017-No pymts to date
910-13032	CDBG LOAN-JCIB-\$87,894	\$87,894.00	\$87,305.85	\$ 87,305.85		\$87,305.85	\$0.00	\$0.00	\$0.00	Principle written off as bad debt as of 12-31-2018
910-13033	CDGB LOAN-BLUE LINE \$41,460	\$41,460.00	\$41,460.00			\$0.00	\$41,460.00	\$41,460.00	\$0.00	
910-13034	CDGB LOAN-BLUE LINE \$50,000	\$50,000.00	\$50,000.00			\$0.00	\$50,000.00	\$50,000.00	\$0.00	
<b>TOTALS</b>		<b>\$1,360,671.50</b>	<b>\$939,371.53</b>	<b>\$ 192,658.52</b>	<b>\$ 469.62</b>	<b>\$193,128.14</b>	<b>\$746,713.01</b>	<b>\$746,713.01</b>	<b>\$0.00</b>	

UDAG-BUSINESS DEV-101-127		ORIGINAL	01/31/2019			02/28/2019	02/28/2019			
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance	DIFFERENCE	NOTES
910-17000	UDAG-DP EL RECYCLE-34,600	\$34,600.00	\$34,600.00			\$0.00	\$34,600.00	\$34,600.00	\$0.00	Delq from May 2014-no payments to date
910-17002	UDAG-SLIPSTREAM-LOC	\$12,500.00	\$12,500.00			\$0.00	\$12,500.00	\$12,500.00	\$0.00	
<b>TOTALS</b>		<b>\$47,100.00</b>	<b>\$47,100.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$0.00</b>	<b>\$47,100.00</b>	<b>\$47,100.00</b>	<b>\$0.00</b>	

CAPITAL CATALYST-ASSOC BANK		ORIGINAL	01/31/2019			02/28/2019	02/28/2019			
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance	DIFFERENCE	NOTES
910-15000	CAP CAT-SLIPSTREAM-\$102,500	\$102,500.00	\$102,500.00			\$0.00	\$102,500.00	\$102,500.00	\$0.00	interest only
910-15001	CAP CAT-ROYALTY-DP ELECT-50K	\$51,500.00	\$51,500.00			\$0.00	\$51,500.00	\$51,500.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15002	CAP CAT-ROYALTY-BOMBOARD-100K	\$104,300.00	\$104,300.00			\$0.00	\$104,300.00	\$104,300.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15003	CAP CAT-SLIPSTREAM-\$42,000	\$42,000.00	\$42,000.00			\$0.00	\$42,000.00	\$42,000.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15004	CAP CAT-MEEPER TECH-\$102,000	\$102,000.00	\$102,000.00			\$0.00	\$102,000.00	\$102,000.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15005	CAP CAT-SOLOMO-\$102,000	\$102,000.00	\$102,000.00	\$102,000.00	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	Principle written off as bad debt as of 12-31-2018
910-15006	CAP CAT- ROYAL-INVENT-27.5K	\$27,500.00	\$27,500.00			\$0.00	\$27,500.00	\$27,500.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15007	CAP CAT-ROYAL-MOBILE MESH-102K	\$102,000.00	\$102,000.00			\$0.00	\$102,000.00	\$102,000.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15010	CAP CAT-ROYAL-KALIBER-\$102,500	\$102,500.00	\$102,500.00			\$0.00	\$102,500.00	\$102,500.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15011	CAP CAT-ROYAL-SCANALYTICS-95K	\$97,500.00	\$97,500.00			\$0.00	\$97,500.00	\$97,500.00	\$0.00	annual net revenue royalty-first payment due October 2016
910-15012	CAP CAT-ROYAL-INVENTALATOR-75K	\$77,500.00	\$77,500.00			\$0.00	\$77,500.00	\$77,500.00	\$0.00	First payment received 08-21-2018
910-15013	CAP CAT-ROYALTY-POLCO	\$30,000.00	\$61,498.14	\$ 61,498.14	\$ 830.56	\$0.00	\$0.00	\$0.00	\$0.00	Loan Paid off 02-12-2019
910-15014	CAP CAT-V2 LEAGUE-\$102,000	\$102,000.00	\$102,000.00			\$0.00	\$102,000.00	\$102,000.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15015	CAP CAT-BLUELINE BATT-\$17,000	\$15,000.00	\$17,000.00			\$0.00	\$17,000.00	\$17,000.00	\$0.00	
910-15016	CAP CAT-BLUELINE BATT-\$47,614	\$47,614.00	\$47,614.00			\$0.00	\$47,614.00	\$47,614.00	\$0.00	
<b>TOTALS</b>		<b>\$1,105,914.00</b>	<b>\$1,139,412.14</b>	<b>\$163,498.14</b>		<b>\$0.00</b>	<b>\$975,914.00</b>	<b>\$975,914.00</b>	<b>\$0.00</b>	NOTES

Advance to TID #4		ORIGINAL	01/31/2019			02/28/2019	02/28/2019			
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance	DIFFERENCE	NOTES
910-18000	ADVANCE TO TID #4	\$750,000.00	\$750,000.00			\$0.00	\$750,000.00	\$750,000.00	\$0.00	
<b>TOTALS</b>		<b>\$750,000.00</b>	<b>\$750,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$0.00</b>	<b>\$750,000.00</b>	<b>\$750,000.00</b>	<b>\$0.00</b>	

HOUSING		ORIGINAL	01/31/2019			02/28/2019	02/28/2019			
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance	DIFFERENCE	Current
910-14000	CDBG HOUSING-MO301	\$8,220.00	\$8,220.00			\$0.00	\$8,220.00	\$8,220.00	\$0.00	
910-14001	CDBG HOUSING-A8416	\$10,203.84	\$10,203.84			\$0.00	\$10,203.84	\$10,203.84	\$0.00	
910-14003	CDBG HOUSING-B935	\$18,420.02	\$18,420.02			\$0.00	\$18,420.02	\$18,420.02	\$0.00	
910-14006	CDBG HOUSING-C932	\$8,062.00	\$8,062.00			\$0.00	\$8,062.00	\$8,062.00	\$0.00	
910-14009	CDBG HOUSING-J8802	\$10,818.00	\$10,818.00			\$0.00	\$10,818.00	\$10,818.00	\$0.00	
910-14011	CDBG HOUSING-M8501	\$11,000.90	\$11,000.90			\$0.00	\$11,000.90	\$11,000.90	\$0.00	
910-14013	CDBG HOUSING-P954	\$11,000.00	\$11,000.00			\$0.00	\$11,000.00	\$11,000.00	\$0.00	
910-14016	CDBG HOUSING-V902	\$12,504.15	\$12,504.15			\$0.00	\$12,504.15	\$12,504.15	\$0.00	
910-14025	CDBG HOUSING-M0801	\$18,422.00	\$18,422.00			\$0.00	\$18,422.00	\$18,422.00	\$0.00	
910-14026	CDBG HOUSING-B0803-0901	\$34,448.00	\$34,448.00			\$0.00	\$34,448.00	\$34,448.00	\$0.00	
910-14027	CDBG HOUSING-HO #1--2012	\$12,630.00	\$12,630.00			\$0.00	\$12,630.00	\$12,630.00	\$0.00	
910-14030	CDBG HOUSING-HO#13-2016	\$8,000.00	\$8,000.00			\$0.00	\$8,000.00	\$8,000.00	\$0.00	
910-14031	CDBG HOUSING-HO#4	\$37,795.00	\$37,795.00			\$0.00	\$37,795.00	\$37,795.00	\$0.00	
910-14033	CDBG HOUSING-HO#7	\$25,515.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	
910-14037	CDBG HOUSING-HO#11	\$14,671.00	\$14,671.00			\$0.00	\$14,671.00	\$14,671.00	\$0.00	
<b>TOTALS</b>		<b>\$241,709.91</b>	<b>\$216,194.91</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$0.00</b>	<b>\$216,194.91</b>	<b>\$216,194.91</b>	<b>\$0.00</b>	

Blue shaded items -must create or maintain jobs



To: Members of the City of Whitewater Community Development Authority

From: Dave Carlson, CDA Executive Director

Re: Grocery Store Recruitment Update

Date: March 22, 2019

As requested, we are adding a recurring monthly Open Session update on grocery store recruitment activities. Here is my written monthly report.

Active discussions are continuing on three separate and distinct proposals which would include a grocery store, either as a standalone project or as part of a multi-use project. Two of these leads are looking at city owned property at the east side roundabout location. The third is looking at privately owned land on the west side. Additionally, two CDA members contacted me last week requesting information on the city roundabout land for a developer they have been in contact with. I provided some general information along with a request that they have this developer/interested party contact me directly. To date this has not occurred.

I am attaching two maps, showing the location of utilities in the two areas which are currently being considered for grocery store projects. These maps have previously been shared with CDA as well as potential grocery store prospects. I anticipate having another map and a draft marketing piece to share with you Thursday.

This week I met with City Council to begin a discussion on establishment of an updated “asking price” for the City-owned roundabout properties. It’s my hope we can have those properties listed with a realtor by mid-April. In the meantime, the properties are available and we are open to discussing sale with anyone who has a specific project in mind.

In conclusion, substantial progress certainly has been made over the past several months in moving us towards consummation of a deal.

# VACANT CITY PARCELS/UTILITIES

## EAST SIDE/ROUNDBABOUT



- |                       |               |                    |
|-----------------------|---------------|--------------------|
| Sanitary Gravity Main | Water Manhole | Water Lateral      |
| Sanitary Manhole      | Hydrant       | City Owned Parcels |
| Storm Main            | Curb Stop     | Other Parcels      |
| Storm Inlet           | Water Valve   |                    |
| Storm Manhole         |               |                    |
| Water Main            |               |                    |



# PARCELS/UTILITIES

## WESTSIDE PROPERTIES



- Sanitary Gravity Main
- Sanitary Manhole
- Storm Main
- Storm Inlet
- ⊕ Storm Manhole
- Water Main
- ⊕ Water Manhole
- ⊗ Hydrant
- Curb Stop
- Water Valve
- Water Hydrant Lead
- - - Water Lateral
- Parcel Boundaries

