



**Whitewater CDA –Agenda**  
**Monday, February 25 , 2013**  
**4:30 PM – CDA Board of Directors**  
**Room 105**  
**Innovation Center**  
**1221 Innovation Drive**  
**Whitewater, WI 53190**

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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 the Minutes.**
    - a. **December 27, 2012**
  4. **CDA January, 2012 Financials.**
  5. **Innovation Center Financials.**
  6. **Consideration and discussion the RLF manual updates.**
  7. **Consideration and discussion of partnering with the University for administration and marketing of the Innovation Center and Technology Park**
  8. **Consideration and discussion of a marketing program for the CDA**
  9. **Consideration and discussion of “shovel ready” status for the Business Park**
  10. **Adjourn into 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”.**
    - a. **Confidential discussion regarding potential business developments**
      - i. **Main Street Retail**
      - ii. **Downtown Restaurant**
    - b. **Consideration and discussion of a Development Agreement with DP Electronics Recycling, Inc.**
    - c. **Discussion regarding Elkhorn Road Ventures, LLC project**
  11. **Return to open session for possible action on closed session items.**
  12. **Future agenda referrals.**
  13. **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.*

Whitewater Community Development Authority  
Meeting Minutes  
December 27, 2012

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

The meeting was called to order by Chair Jeffery Knight at 4:30 p.m. The meeting was held at the Innovation Center, Room 105, 1221 Innovation Drive, Whitewater, WI 53190

Present: Allen, Henry, Kachel (4:44), Knight, Meyer, Winship

Absent: Singer

Also: Cameron Clapper, Patrick Cannon, Mallory Amann

**2. Hearing of Citizen Comments**

None

**3. Approval of the Following Minutes**

**a. November 29, 2012**

The minutes were approved as presented with a change to reflect that the total to be spent by the CDA regarding the Digital Whitewater project would be limited to \$1,000

Allen (1); Henry (2)

Aye: Allen, Henry, Knight, Meyer, Winship

Nay: None

**4. CDA November 2012 Financials**

The Financial Statement were presented and discussed. Staff gave a brief update on the loans and receivables.

Motion to accept the November 2012 Financial Statements

Allen (1); Winship (2)

Aye: Allen, Henry, Knight, Meyer, Winship

Nay: None

**5. Innovation Center August 2012 Financials**

The statements were not available at this time. Staff is to send out copies of the report to the CDA Board.

No action was taken

## **6. Presentation by Netwurx regarding fiber optics within the city.**

Representatives from Netwurx were invited to attend the meeting to discuss their services and how they can assist the CDA in its efforts to provide fiber optics to area businesses. Netwurx has been in business in the area since 1997. They provide services to allow local businesses to access fiber optics. WIN is also a provider in Whitewater but they do not allow for local connections. They only provide a larger conduit of data but no local connections.

Mr. Kachel arrives at 4:44 pm.

The Board members raised several concerns and questions about the project. The major concern is gaining an understanding on what the CDA can provide as far as services. State law was recently changed to not allow for municipal governments to provide certain services. WE would need to make sure we remain compliant with State Statutes. Staff will be working to determine what is allowable.

The second concern is the technical side of the equation. What type of connection is the most economical and reliable for the park? It was determined that both a buried land line and a microwave used via line of sight are the two main options. The Board raised concerns over the reliability and security of both systems.

The third concern is the cost associated with the project. Burying the lines underground has a much higher cost than that of the microwave system. However, the security and reliability of the microwave raises several concerns.

After continued discussion it was decided that staff should look into the following:

1. City/Netwurx to get proposals to determine the costs
2. CDA to conduct a forum on the topic to determine the level of interest
3. Staff to obtain legal guidance on the matter
4. Staff to contact Barry Orton. Mr. Orton is a well-known expert of the topic
5. Staff to obtain some references from Netwurx regarding their services.

No further action was taken

## **7. Consideration and discussion of the Seed Fund Manual and Agreement**

Staff noted that the Wisconsin Economic Development Corporation (WEDC) has reviewed the draft agreement. WEDC made a few minor changes to the original document. They recommend that the CDA approve the draft and authorize it to be signed.

WEDC did not make any comments on the draft manual. Staff will follow up on that area.

Ms. Henry indicated that she is concerned that we make sure we have adequate follow up visits with all the companies. She felt that this is a vital part of the program.

After review, a motion was made to accept the proposed changes to the agreement and authorize it to be signed by the appropriate parties.

Allen (1); Winship (2)

Aye: Allen, Henry, Kachel, Knight, Meyer, Winship

Nay: None

At this time, the Board decided to change the agenda and move items #11 and 12 to be the next action items.

Motion to change the agenda to move the closed session items to be next

Knight (1); Kachel (2)

Aye: Allen, Henry, Kachel, Knight, Meyer, Winship

Nay: None

- 8. Adjourn to closed session per Wisconsin State Statute 19.85(1)( e) "Deliberating or negotiating the purchase of public property, the investing of public funds, or conducting other specified public business, wherever competitive or bargaining reasons require a closed session"**
- a. Confidential discussion regarding potential business developments**
  - b. Consideration of a development agreement with DP Electronic recycling**
  - c. Consideration of grant requests for:**
    - 1. Data-Pro - Andrew Hoeft**
    - 2. Got Apps Inc. - Joe Neuman**

Motion to go into closed session as per state statutes

Knight (1); Allen (2)

Aye: Allen, Henry, Kachel, Knight, Meyer, Winship

Nay: None

**9. Return to open session for possible action**

Motion to return to open session to take action.

Winship (1); Kachel (2)

Aye: Allen, Henry, Kachel, Knight, Meyer, Winship  
Nay: None

While in open session:

Motion: To award a grant of \$10,000 to Andrew Hoeft to assist with the start of his company. The funds will be used assist with his rent obligations.

Winship (1); Henry(2)

Aye: Allen, Henry, Knight, Kachel, Meyer, Winship  
Nay: none

Motion: To award a grant of \$10,000 to Joe Neuman to assist with the start of his company. The funds will be used to purchase additional equipment and assist with his rent obligations. He is expected to hire several additional employees over the next few months.

Allen (1); Kachel (2)

Aye: Allen, Henry, Knight, Kachel, Meyer, Winship  
Nay: none

Motion:to amend to the agreement with DP Electronics to change the purchase date to April 30, 2013 and to allow for the changes in the ownership status section of the contract.

Allen (1); Kachel (2)

Aye: Allen, Henry, Knight, Kachel, Meyer, Winship  
Nay: none

**10.** Consideration and discussion of the RLF manual updates

Mr. Knight noted that Jim Caldwell had made some comments regarding the manual. He indicated that the UCC rules have changed and the new requirements should be incorporated into the manual.

In additional on page 17 of the manual, additional clarification is needed to better define the requirements. Staff is to draft some language to address that area.

After careful review, the Board moved to accept the agreement with the above noted adjustments.

Meyer (1); Allen (2)

Aye: Allen, Henry, Knight, Kachel, Meyer, Winship  
Nay: None

**11. Consideration and discussion of creating a marketing plan for the CDA.**

Staff indicated that in their opinion a formal marketing plan should be developed for the CDA. With all the various areas that need to be addressed, the plan would be helpful in presenting a consistent message.

It was noted that the CDA used to have a marketing committee. The Board felt there were several areas that should be addressed. These include, Branding, reaching out to employees and getting information to and from local businesses.

The Board felt that we should host a meeting as a follow up to a prior seminar held by the City by Mr. Brooks. He is the owner of Downtown Destinations. He had previously worked with the City on their downtown plans. The University, Chamber and the City need to be part of the discussion.

Areas of common denominators and reasons why others have located here need to be highlighted.

**12. Consideration and discussion of seeking “shovel ready” status of the Business Park**

It was noted that there is a new status level of “shovel ready” that could be obtained by the CDA. This status pre-qualifies parcels as meeting certain requirements for development. The information about the parcels is then marketed as being ready to be developed and that certain basic development requirements have been met.

The program does have a cost since its status is determined by an independent review by a third party. However, the Board felt that the gains from this outweigh the costs associated with the program.

Staff was directed to begin working on what is needed to apply for this status.

**13. Future agenda referrals**

1. A meeting with WEDC to announce the Seed Capital Fund Program
2. A meeting to celebrate our successes
3. Creating of a newsletter to area businesses

**14. Adjournment**

A motion was made at 8:10 p.m. to adjourn the meeting

Henry (1); Kachel (2)

Aye: All via voice vote

Nay: None

The minutes were reviewed and approved by the CDA at its meeting on:

Jeffery Knight  
Chairperson

Patrick Cannon  
Recorder

**CITY OF WHITEWATER  
BALANCE SHEET  
JANUARY 31, 2013**

**CDA FUND**

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
900-11100	CASH	26,484.26	( 12,228.78)	( 12,228.78)	14,255.48
900-11200	GENERAL CHECKING-1ST-100-722	20,629.60	2.98	2.98	20,632.58
900-11300	INVESTMENTS	50,011.85	10.16	10.16	50,022.01
900-18400	OFFICE EQUIPMENT	12,629.44	.00	.00	12,629.44
TOTAL ASSETS		109,755.15	( 12,215.64)	( 12,215.64)	97,539.51
<u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
900-21100	VOUCHERS PAYABLE	6,229.20	( 6,169.20)	( 6,169.20)	60.00
900-22000	ACCUM DEPR - EQUIPMENT	11,344.84	.00	.00	11,344.84
900-25101	DUE TO 910	15,711.04	.00	.00	15,711.04
TOTAL LIABILITIES		33,285.08	( 6,169.20)	( 6,169.20)	27,115.88
<u>FUND EQUITY</u>					
900-34300	PROPRIETARY CAPITAL	76,470.07	.00	.00	76,470.07
UNAPPROPRIATED FUND BALANCE:					
REVENUE OVER EXPENDITURES - YTD		.00	( 6,046.44)	( 6,046.44)	( 6,046.44)
BALANCE - CURRENT DATE		.00	( 6,046.44)	( 6,046.44)	( 6,046.44)
TOTAL FUND EQUITY		76,470.07	( 6,046.44)	( 6,046.44)	70,423.63
TOTAL LIABILITIES AND EQUITY		109,755.15	( 12,215.64)	( 12,215.64)	97,539.51

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 1 MONTHS ENDING JANUARY 31, 2013**

**CDA FUND**

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>						
900-48100-56	INTEREST INCOME	13.14	13.14	25.00	11.86	52.6
	<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>13.14</b>	<b>13.14</b>	<b>25.00</b>	<b>11.86</b>	<b>52.6</b>
<u>OTHER FINANCING SOURCES</u>						
900-49264-56	TRANSFER-FD 910-CDA PROGRAMS	.00	.00	42,668.00	42,668.00	.0
900-49290-56	CITY TRANSFER INCOME	.00	.00	61,803.00	61,803.00	.0
900-49300-56	FUND BALANCE APPLIED	.00	.00	25,000.00	25,000.00	.0
	<b>TOTAL OTHER FINANCING SOURCES</b>	<b>.00</b>	<b>.00</b>	<b>129,471.00</b>	<b>129,471.00</b>	<b>.0</b>
	<b>TOTAL FUND REVENUE</b>	<b>13.14</b>	<b>13.14</b>	<b>129,496.00</b>	<b>129,482.86</b>	<b>.0</b>

**CITY OF WHITEWATER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 1 MONTHS ENDING JANUARY 31, 2013**

**CDA FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA</u>					
900-56500-115 INTERNSHIP PROGRAM--UWW	1,102.30	1,102.30	12,480.00	11,377.70	8.8
900-56500-151 FRINGE BENEFITS	385.68	385.68	986.00	600.32	39.1
900-56500-158 UNEMPLOYMENT COMPENSATION	.00	.00	5,000.00	5,000.00	.0
900-56500-210 PROFESSIONAL DEVELOPMENT	.00	.00	1,500.00	1,500.00	.0
900-56500-211 CONSULTANT FEES	.00	.00	71,400.00	71,400.00	.0
900-56500-212 LEGAL SERVICES	.00	.00	5,000.00	5,000.00	.0
900-56500-219 AUDIT FEES	.00	.00	1,000.00	1,000.00	.0
900-56500-223 MARKETING	.00	.00	20,000.00	20,000.00	.0
900-56500-224 COUNTY/REGIONAL ECON DEV	4,544.00	4,544.00	5,755.00	1,211.00	79.0
900-56500-225 MOBILE COMMUNICATIONS	.00	.00	850.00	850.00	.0
900-56500-310 OFFICE SUPPLIES	.00	.00	800.00	800.00	.0
900-56500-311 POSTAGE	27.60	27.60	650.00	622.40	4.3
900-56500-320 DUES	.00	.00	800.00	800.00	.0
900-56500-321 SUBSCRIPTIONS & BOOKS	.00	.00	275.00	275.00	.0
900-56500-330 TRAVEL EXPENSE	.00	.00	2,000.00	2,000.00	.0
900-56500-341 MISC EXPENSE	.00	.00	1,000.00	1,000.00	.0
<b>TOTAL CDA</b>	<b>6,059.58</b>	<b>6,059.58</b>	<b>129,496.00</b>	<b>123,436.42</b>	<b>4.7</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>6,059.58</b>	<b>6,059.58</b>	<b>129,496.00</b>	<b>123,436.42</b>	<b>4.7</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 6,046.44)</b>	<b>( 6,046.44)</b>	<b>.00</b>	<b>6,046.44</b>	<b>.0</b>

**CITY OF WHITEWATER  
BALANCE SHEET  
JANUARY 31, 2013**

**CDA PROGRAMS FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
910-11101	135,034.44	897.46	897.46	135,931.90
910-11102	251,662.98	4,291.96	4,291.96	255,954.94
910-11103	278,929.01	972.92	972.92	279,901.93
910-11104	14,816.59	2.14	2.14	14,818.73
910-11105	57,233.99	48.99	48.99	57,282.98
910-11106	2,698.42	.39	.39	2,698.81
910-11303	619,010.05	.00	.00	619,010.05
910-11305	25,000.00	.00	.00	25,000.00
910-11310	575,000.00	.00	.00	575,000.00
910-14310	80,704.27	.00	.00	80,704.27
910-14337	9,121.56	( 245.06)	( 245.06)	8,876.50
910-14339	6,084.59	( 1,560.62)	( 1,560.62)	4,523.97
910-14340	2,243.91	( 456.70)	( 456.70)	1,787.21
910-14341	2,403.03	.00	.00	2,403.03
910-14342	9,066.10	( 760.95)	( 760.95)	8,305.15
910-14345	146,325.77	( 1,047.18)	( 1,047.18)	145,278.59
910-14346	18,673.18	( 226.36)	( 226.36)	18,446.82
910-14347	132,153.98	.00	.00	132,153.98
910-14348	62,600.00	.00	.00	62,600.00
910-14350	8,220.00	.00	.00	8,220.00
910-14351	10,203.84	.00	.00	10,203.84
910-14353	18,420.02	.00	.00	18,420.02
910-14356	8,062.00	.00	.00	8,062.00
910-14359	10,818.00	.00	.00	10,818.00
910-14361	11,000.90	.00	.00	11,000.90
910-14363	11,000.00	.00	.00	11,000.00
910-14366	12,504.15	.00	.00	12,504.15
910-14368	15,517.48	.00	.00	15,517.48
910-14371	1,900.00	( 100.00)	( 100.00)	1,800.00
910-14375	18,422.00	.00	.00	18,422.00
910-14378	34,448.00	.00	.00	34,448.00
910-14379	12,630.00	.00	.00	12,630.00
910-14380	90.00	.00	.00	90.00
910-14381	7,595.00	.00	.00	7,595.00
910-14384	38,095.00	.00	.00	38,095.00
910-14387	60.00	.00	.00	60.00
910-14388	60.00	.00	.00	60.00
910-14389	60.00	.00	.00	60.00
910-14390	.00	60.00	60.00	60.00
910-14554	750,000.00	.00	.00	750,000.00
910-15208	15,711.04	.00	.00	15,711.04
910-15521	275,171.53	.00	.00	275,171.53
910-15531	6,087,994.00	.00	.00	6,087,994.00
<b>TOTAL ASSETS</b>	<b>9,776,744.83</b>	<b>1,876.99</b>	<b>1,876.99</b>	<b>9,778,621.82</b>

LIABILITIES AND EQUITY

**CITY OF WHITEWATER  
BALANCE SHEET  
JANUARY 31, 2013**

**CDA PROGRAMS FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>LIABILITIES</u>				
910-21100 VOUCHERS PAYABLE	545.38	.00	.00	545.38
910-21200 DEPOSITS	900.00	.00	.00	900.00
910-22000 ACCUM DEPREC-BUILDING	121,759.88	.00	.00	121,759.88
	123,205.26	.00	.00	123,205.26
<u>FUND EQUITY</u>				
910-30110 CONTRIBUTED CAPITAL	456,815.37	.00	.00	456,815.37
910-34300 PROPRIETARY CAPITAL	8,559,759.27	.00	.00	8,559,759.27
910-35000 HOUSING LOANS RESERVE	174,316.71	.00	.00	174,316.71
910-35100 ECONOMIC DEV LOANS RESERVE	433,615.17	.00	.00	433,615.17
910-35160 FACADE LOANS RESERVE	29,033.05	.00	.00	29,033.05
UNAPPROPRIATED FUND BALANCE:				
REVENUE OVER EXPENDITURES - YTD	.00	1,876.99	1,876.99	1,876.99
BALANCE - CURRENT DATE	.00	1,876.99	1,876.99	1,876.99
TOTAL FUND EQUITY	9,653,539.57	1,876.99	1,876.99	9,655,416.56
TOTAL LIABILITIES AND EQUITY	9,776,744.83	1,876.99	1,876.99	9,778,621.82

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 1 MONTHS ENDING JANUARY 31, 2013**

**CDA PROGRAMS FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>MISCELLANEOUS REVENUE</u>						
910-48101-00	INTEREST INCOME-BUSINESS DEV	272.92	272.92	3,400.00	3,127.08	8.0
910-48102-00	INTEREST INCOME-ECONOMIC DEV	268.99	268.99	6,200.00	5,931.01	4.3
910-48103-00	INTEREST INCOME-FACADE	77.34	77.34	700.00	622.66	11.1
910-48104-00	INTEREST INCOME-HOUSING	8.99	8.99	125.00	116.01	7.2
910-48105-00	INTEREST INCOME-ED DEV	2.14	2.14	20.00	17.86	10.7
910-48106-00	INTEREST INCOME-MORAINES VIEW	.39	.39	4.00	3.61	9.8
910-48604-00	RENTAL INCOME-HOWARD ROAD	700.00	700.00	8,400.00	7,700.00	8.3
910-48605-00	RENTAL INCOME-CROP LEASES	.00	.00	6,090.00	6,090.00	.0
910-48645-00	LOAN INTEREST-LEARNING DEPOT	.00	.00	3,240.00	3,240.00	.0
910-48647-00	LOAN INT-TOPPERS--\$115,659	20.30	20.30	103.00	82.70	19.7
910-48648-00	LOAN INT-TOPPERS--\$33,960	7.49	7.49	9.00	1.51	83.2
910-48649-00	FACADE LOAN-INT-TOPPERS-15K	.00	.00	96.00	96.00	.0
910-48651-00	FACADE-INT-WALTON DIST-30K	59.17	59.17	360.00	300.83	16.4
910-48653-00	LOAN INT-RR WALTON-15K-HOTEL	31.19	31.19	392.00	360.81	8.0
910-48658-00	LOAN INT.-960 E. MILWAUKEE LLC	365.83	365.83	4,494.00	4,128.17	8.1
910-48663-00	LOAN INT-BLACK SHEEP-1/20/12	62.24	62.24	697.00	634.76	8.9
910-48664-00	LOAN INT-DR PLASTICS-2/27/12	.00	.00	4,659.00	4,659.00	.0
910-48665-00	LOAN INT-BICWISE-\$62,600-4%	.00	.00	2,409.00	2,409.00	.0
910-48680-00	ADMINISTRATION FEE--LOANS	.00	.00	2,000.00	2,000.00	.0
	<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>1,876.99</b>	<b>1,876.99</b>	<b>43,398.00</b>	<b>41,521.01</b>	<b>4.3</b>
<u>OTHER FINANCING SOURCES</u>						
910-49300-56	FUND BALANCE APPLIED	.00	.00	( 31,898.00)	( 31,898.00)	.0
	<b>TOTAL OTHER FINANCING SOURCES</b>	<b>.00</b>	<b>.00</b>	<b>( 31,898.00)</b>	<b>( 31,898.00)</b>	<b>.0</b>
	<b>TOTAL FUND REVENUE</b>	<b>1,876.99</b>	<b>1,876.99</b>	<b>11,500.00</b>	<b>9,623.01</b>	<b>16.3</b>

**CITY OF WHITEWATER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 1 MONTHS ENDING JANUARY 31, 2013**

**CDA PROGRAMS FUND**

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>
<u>CDA PROGRAMS</u>					
910-56500-212 LEGAL/PROFESSIONAL/MARKETING	.00	.00	5,000.00	5,000.00	.0
910-56500-295 ADMINISTRATIVE EXPENSE	.00	.00	5,000.00	5,000.00	.0
910-56500-404 HOUSING LOANS	.00	.00	1,000.00	1,000.00	.0
910-56500-408 RENTAL EXPENSES	.00	.00	500.00	500.00	.0
TOTAL CDA PROGRAMS	<u>.00</u>	<u>.00</u>	<u>11,500.00</u>	<u>11,500.00</u>	<u>.0</u>
TOTAL FUND EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>11,500.00</u>	<u>11,500.00</u>	<u>.0</u>
NET REVENUE OVER EXPENDITURES	<u>1,876.99</u>	<u>1,876.99</u>	<u>.00</u>	<u>( 1,876.99)</u>	<u>.0</u>

**CITY OF WHITEWATER  
COMMUNITY DEVELOPMENT AUTHORITY  
INVESTMENT SCHEDULE**

FUND	BANK	ORIG DATE	DUE DATE	TERM	AMOUNT	INT RATE	NUMBER	NOTES
Façade Loan	First Citizens	07/24/2012	01/22/2013	182 days	\$25,000.00	0.45%	3307054	Replaces 3306791
Façade Loan	First Citizens	01/22/2013	01/22/2014	365 days	\$25,000.00	0.50%	3308087	Replaces 3307054
TOTAL					<b>\$25,000.00</b>			

General-Investments-Fund 900	Associated			Daily rate	\$50,022.01	0.25%		
TOTAL					<b>\$50,022.01</b>			

Business Development	Commercial	12/12/2012	12/19/2013	364 days	\$175,000.00	0.50%	210312	replaces 209902
Business Development	Commercial	08/02/2012	01/31/2013	182 days	\$100,000.00	0.46%	209993	replaces 209646
Business Development	Commercial	02/02/2012	02/05/2013	369 days	\$100,000.00	0.70%	209645	replaces 208938
Business Development	First Citizens	08/23/2012	02/21/2013	182 days	\$200,000.00	0.45%	3307354	replaces 3307068
Business Development	Commercial	01/31/2013	01/31/2014	364 days	\$100,000.00	0.50%	210373	replaces 209993
TOTAL					<b>\$575,000.00</b>			

Economic Development Loan	First Citizens	11/06/2012	11/06/2013	12 months	\$50,000.00	55.00%	3308022	replaces 3307057
Economic Development Loan	First Citizens	05/25/2012	05/25/2013	12 months	\$152,100.00	0.60%	3307168	RENEWED
Economic Development Loan	Commercial	03/29/2012	03/28/2013	364 days	\$81,910.05	0.65%	209758	replaces 208862
Economic Development Loan	First Citizens	06/19/2012	06/19/2013	365 days	\$60,000.00	0.60%	3306522	replaces 3306522
Economic Development Loan	Commercial	08/02/2012	01/31/2013	182 days	\$100,000.00	0.46%	209994	replaces 209644
Economic Development Loan	Commercial	02/02/2012	02/05/2013	369 days	\$100,000.00	0.70%	209643	replaces 208937
Economic Development Loan	First Citizens	10/09/2012	10/09/2013	12 months	\$75,000.00	0.50%	3307408	replaces 3306838
Economic Development Loan	Commercial	01/31/2013	01/31/2014	364 days	\$100,000.00	0.50%	210372	replaces 209994
TOTAL					<b>\$619,010.05</b>			

**TOTALS BY FUND**

**FUND 900     \$50,022.01**  
**FUND 910   \$1,219,010.05**  
**Total:     \$1,269,032.06**

**Business Development**

<b>BUSINESS DEVELOPMENT</b>	Original					January 31,2013	
	Loan	December 31,2012				BALANCE	Current
CLIENT	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	Current
DR Plastics-2/24/12	\$153,235.00	\$132,153.98	\$0.00	\$0.00	\$0.00	\$132,153.98	N
Toppers---115k	\$115,659.00	\$6,084.59	\$1,560.62	\$20.30	\$1,580.92	\$4,523.97	Y
Toppers---33k	\$33,960.00	\$2,243.87	\$456.70	\$7.49	\$464.19	\$1,787.17	Y
Walenton/Learning Depot	\$101,925.00	\$80,704.27	\$0.00	\$0.00	\$0.00	\$80,704.27	<b>Paid up thru May-2013</b>
Walton Rental-Hotel	\$15,000.00	9,121.55	\$245.06	\$31.19	\$276.25	\$8,876.49	Y
960 East Milwaukee	\$204,611.00	\$146,325.77	\$1,047.18	\$365.83	\$1,413.01	\$145,278.59	Y
Black Sheep-1/20/2012	\$21,114.00	\$18,673.18	\$226.36	\$62.24	\$288.60	\$18,446.82	Y
Bikewise-12/27/2012	\$62,600.00	\$62,600.00	\$0.00	\$0.00	\$0.00	\$62,600.00	Y
<b>TOTALS</b>	<b>\$708,104.00</b>	<b>\$325,753.23</b>	<b>\$3,535.92</b>	<b>\$487.05</b>	<b>\$4,022.97</b>	<b>\$322,217.31</b>	

**Façade**

<b>FAÇADE</b>	Original					January 31,2013	
	Loan	December 31,2012				BALANCE	Current
CLIENT	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	Current
Walton Distributing	\$30,000.00	\$9,066.09	\$760.95	\$59.17	\$820.12	\$8,305.14	Y
Toppers (Nov 1 Annual)	\$15,000.00	\$2,403.02	\$0.00	\$0.00	\$0.00	\$2,403.02	Y
<b>TOTALS</b>	<b>\$45,000.00</b>	<b>\$11,469.11</b>	<b>\$760.95</b>	<b>\$59.17</b>	<b>\$820.12</b>	<b>\$10,708.16</b>	

**Housing**

<b>HOUSING</b>	Original					January 31,2013		
	Loan	December 31,2012				BALANCE	Current	Loan Type
CLIENT	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	Current	Loan Type
A8416	\$10,203.84	\$10,203.84			\$0.00	\$10,203.84		0-deferred
B935	\$18,420.02	\$18,420.02			\$0.00	\$18,420.02		0-deferred
B0803-0901	\$34,448.00	\$34,448.00			\$0.00	\$34,448.00		0-deferred
C021	\$15,517.48	\$15,517.48			\$0.00	\$15,517.48		0-deferred
C932	\$8,062.00	\$8,062.00			\$0.00	\$8,062.00		0-deferred
G0107	\$8,000.00	\$1,900.00	\$100.00	\$0.00	\$100.00	\$1,800.00	Y	0%-Monthly
HO #1	\$0.00	\$12,630.00			\$0.00	\$12,630.00		<b>IN PROCESS</b>
HO #2	\$0.00	\$90.00			\$0.00	\$90.00		<b>IN PROCESS</b>
HO #3	\$0.00	\$7,595.00			\$0.00	\$7,595.00		<b>IN PROCESS</b>
HO #4	\$0.00	\$38,095.00			\$0.00	\$38,095.00		<b>IN PROCESS</b>
HO #7	\$0.00	\$60.00			\$0.00	\$60.00		<b>IN PROCESS</b>
HO #8	\$0.00	\$60.00			\$0.00	\$60.00		<b>IN PROCESS</b>
HO #9	\$0.00	\$60.00			\$0.00	\$60.00		<b>IN PROCESS</b>
HO #10	\$0.00	\$60.00			\$0.00	\$60.00		<b>IN PROCESS</b>
J8802	\$10,818.00	\$10,818.00			\$0.00	\$10,818.00		0-deferred
M8501	\$10,621.42	\$11,000.90			\$0.00	\$11,000.90		0-deferred
M0301	\$8,220.00	\$8,220.00			\$0.00	\$8,220.00		0-deferred
M0801	\$18,422.00	\$18,422.00			\$0.00	\$18,422.00		0-deferred
P954	\$11,000.00	\$11,000.00			\$0.00	\$11,000.00		0-deferred
V902	\$12,504.15	\$12,504.15			\$0.00	\$12,504.15		0-deferred
<b>TOTALS</b>	<b>\$166,236.91</b>	<b>\$219,166.39</b>	<b>\$100.00</b>	<b>\$0.00</b>	<b>\$100.00</b>	<b>\$219,066.39</b>		

**CITY OF WHITEWATER  
BALANCE SHEET  
JANUARY 31, 2013**

**INNOVATION CTR-OPERATIONS**

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
920-11100	CASH	61,910.26	8,592.43	8,592.43	70,502.69
920-13180	A/R-FACILITY RENTAL	200.00	( 111.00)	( 111.00)	89.00
TOTAL ASSETS		<u>62,110.26</u>	<u>8,481.43</u>	<u>8,481.43</u>	<u>70,591.69</u>
<u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
920-21100	VOUCHERS PAYABLE	2,989.37	( 2,063.57)	( 2,063.57)	925.80
920-25401	DUE TO TID #4	42,000.00	3,500.00	3,500.00	45,500.00
TOTAL LIABILITIES		<u>44,989.37</u>	<u>1,436.43</u>	<u>1,436.43</u>	<u>46,425.80</u>
<u>FUND EQUITY</u>					
920-34300	FUND BALANCE	17,120.89	.00	.00	17,120.89
UNAPPROPRIATED FUND BALANCE:					
REVENUE OVER EXPENDITURES - YTD		.00	7,045.00	7,045.00	7,045.00
BALANCE - CURRENT DATE		<u>.00</u>	<u>7,045.00</u>	<u>7,045.00</u>	<u>7,045.00</u>
TOTAL FUND EQUITY		<u>17,120.89</u>	<u>7,045.00</u>	<u>7,045.00</u>	<u>24,165.89</u>
TOTAL LIABILITIES AND EQUITY		<u>62,110.26</u>	<u>8,481.43</u>	<u>8,481.43</u>	<u>70,591.69</u>

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 1 MONTHS ENDING JANUARY 31, 2013**

**INNOVATION CTR-OPERATIONS**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
920-48100-56 INTEREST INCOME	.00	.00	50.00	50.00	.0
920-48410-56 DONATIONS-DROULLARD MEMORIAL	475.00	475.00	.00	( 475.00)	.0
920-48610-56 MEDIA-SHARING-SUITES	.00	.00	6,000.00	6,000.00	.0
920-48620-56 FACILITY RENTAL REVENUE	.00	.00	2,500.00	2,500.00	.0
920-48631-56 RENT-CESA #2	6,500.00	6,500.00	78,000.00	71,500.00	8.3
920-48632-56 RENT-JEDI	.00	.00	10,260.00	10,260.00	.0
920-48633-56 RENT-BLACKTHORNE CAPITAL LLC	3,570.00	3,570.00	44,430.00	40,860.00	8.0
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>10,545.00</b>	<b>10,545.00</b>	<b>141,240.00</b>	<b>130,695.00</b>	<b>7.5</b>
<u>OTHER FINANCING SOURCES</u>					
920-49200-56 IN-KIND-REV-CITY-INSURANCE	.00	.00	3,600.00	3,600.00	.0
920-49202-56 IN-KIND-CITY-FINANCE/ADMIN	667.00	667.00	8,000.00	7,333.00	8.3
920-49205-56 IN-KIND-CITY-GROUNDS-DPW	667.00	667.00	8,000.00	7,333.00	8.3
920-49215-56 IN-KIND-CITY-BUILDING MAINT.	667.00	667.00	8,000.00	7,333.00	8.3
920-49300-56 FUND BALANCE APPLIED	.00	.00	56,295.00	56,295.00	.0
920-49410-56 I-K-REV-UNIV-MANAGER SUPPORT	18,168.00	18,168.00	535,000.00	516,832.00	3.4
920-49415-56 I-K-REV-UNIV-TECH SUPPORT	.00	.00	27,000.00	27,000.00	.0
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>20,169.00</b>	<b>20,169.00</b>	<b>645,895.00</b>	<b>625,726.00</b>	<b>3.1</b>
<b>TOTAL FUND REVENUE</b>	<b>30,714.00</b>	<b>30,714.00</b>	<b>787,135.00</b>	<b>756,421.00</b>	<b>3.9</b>

**CITY OF WHITEWATER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 1 MONTHS ENDING JANUARY 31, 2013**

**INNOVATION CTR-OPERATIONS**

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>
<u>INNOVATION CENTER</u>					
920-56500-215	.00	.00	500.00	500.00	.0
920-56500-221	.00	.00	4,000.00	4,000.00	.0
920-56500-222	.00	.00	43,000.00	43,000.00	.0
920-56500-225	.00	.00	3,000.00	3,000.00	.0
920-56500-226	.00	.00	1,020.00	1,020.00	.0
920-56500-243	.00	.00	4,200.00	4,200.00	.0
920-56500-245	.00	.00	3,059.00	3,059.00	.0
920-56500-246	.00	.00	8,073.00	8,073.00	.0
920-56500-250	.00	.00	16,320.00	16,320.00	.0
920-56500-294	.00	.00	5,600.00	5,600.00	.0
920-56500-310	.00	.00	380.00	380.00	.0
920-56500-323	.00	.00	14,169.00	14,169.00	.0
920-56500-341	.00	.00	1,714.00	1,714.00	.0
920-56500-500	.00	.00	3,600.00	3,600.00	.0
920-56500-502	667.00	667.00	8,000.00	7,333.00	8.3
920-56500-505	667.00	667.00	8,000.00	7,333.00	8.3
920-56500-515	667.00	667.00	8,000.00	7,333.00	8.3
920-56500-520	18,168.00	18,168.00	535,000.00	516,832.00	3.4
920-56500-530	.00	.00	27,000.00	27,000.00	.0
920-56500-650	3,500.00	3,500.00	92,500.00	89,000.00	3.8
<b>TOTAL INNOVATION CENTER</b>	<b>23,669.00</b>	<b>23,669.00</b>	<b>787,135.00</b>	<b>763,466.00</b>	<b>3.0</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>23,669.00</b>	<b>23,669.00</b>	<b>787,135.00</b>	<b>763,466.00</b>	<b>3.0</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>7,045.00</b>	<b>7,045.00</b>	<b>.00</b>	<b>( 7,045.00)</b>	<b>.0</b>