



Whitewater CDA - Board of Directors (Amended 10/18/13)  
Wednesday October 23, 2013  
5:00 PM  
Room 105  
Innovation Center  
1221 Innovation Drive  
Whitewater, WI 53190

Amended Item #11\*

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
  - a. October 2, 2013
5. Acceptance of Financial Statements
  - a. August, 2013
  - b. September, 2013
6. Consideration and discussion of Technology Park Board Code of Ethics
7. Consideration and discussion of a contribution to the MakerSpace project.
8. Consideration and discussion of the establishment of a corporation to assist with equity investments under the Capital Catalyst Fund.
9. Consideration and discussion of TIF Project Plans.
  - a. TIF 5
  - b. TIF 6
  - c. TIF 7
  - d. TIF 8
10. Consideration and discussion of the 2014 budget and strategic goals.
11. 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. Discussion of potential retail establishments. CDA Financing of Potential development on West Main Street.
  - \*b. Discussion of potential housing projects. CDA Financing of Potential developments of student and/or workforce housing.
12. Return to open session for possible action on closed session items.
13. Future agenda referrals.
14. 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.*

**Whitewater Community Development Authority**  
**Meeting Minutes**  
**October 2<sup>nd</sup>, 2013**

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

The meeting was called to order by Chairman Jeff Knight at 5:02pm. The meeting was held in Room 105, Innovation Center, 1221 Innovation Drive, Whitewater, WI 53190.

Present: Allen, Henry, Kachel, Knight, Meyer, Singer, Winship

Absent: None

Also: Patrick Cannon, Cameron Clapper, Anna Schwarz

**2. Hearing of Citizen Comments**

None

**3. Approval of agenda**

- a. Move to Approve the agenda by Singer, 2<sup>nd</sup> by Kachel
  - i. All Via Voice Vote- Motion Passes

**4. Approval of Minutes**

- a. **August 15, 2013**
- b. **August 27, 2013**
  - i. Move to Approve the minutes from August 15<sup>th</sup> and August 27<sup>th</sup> by Allen, 2<sup>nd</sup> by Kachel
    - 1. All Via Voice Vote- Motion Passes

**5. Acceptance of Financial Statements**

- a. **July 2013**
  - i. Move to Approve the Financial Statements of July 2013 by Singer, 2<sup>nd</sup> by Kachel
    - 1. All Via Voice Vote- Motion Passes

**6. 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. **Discussion of a Royalty Agreement request for a software company.**
- b. **Discussion of potential retail establishments**
- c. **Discussion of potential workforce housing project**
  - i. Move to go into closed session per state statutes and to allow Patrick Cannon, Cameron Clapper, and Anna Schwarz to remain in the closed session portion of the meeting by Knight, 2<sup>nd</sup> by Singer
  - ii. Roll Call Vote-Motion Passes
    - 1. Aye: Allen, Henry, Kachel, Knight, Meyer, Singer, Winship
    - 2. Nay: None

7. **Return to open session for possible action on closed session items.**
  - a. Move to return to open session by Singer, 2<sup>nd</sup> by Winship
    - i. All Via Voice Vote-Motion Passes
  
8. **Update from Mike Van den Bosch, Walworth County Economic Development Alliance**
  - a. Mike Van Den Bosch identified the following as items WCEDA has been working this past year:
    - i. Marketing the Technology Park
      1. Showcasing its assets and the importance of its connection to UWW
    - ii. Working with the local system to connect them with the industrial base in Whitewater
      1. Husco, HyPro, Provisur: Discussion on how to connect with schools.
    - iii. National Manufacturing Day coming up. Elkhorn, Lake Geneva, Delevan.
      1. Students will get to come and see what manufacturing is like today. Connection to "Project Lead the Way"
      2. Strengthen the workforce development in Walworth County.
      3. Working to expand the chances for students to go into manufacturing facilities and checking them out.
    - iv. Economic Development
      1. Companies looking to WI instead of IL, we are down in IL working to drum up interest.
      2. New construction interest.
      3. Economic Development 101: Entity focused on Economic Development. Do local ED training for local elected officials. Being done in Elkhorn, invited Whitewater people to join in. October 30<sup>th</sup>, 2013 from 5:30pm-8:30pm in Elkhorn.
    - v. Fundamentals of Supervision Project
      1. Charging businesses to take part in 6 week modules that train employees to train them on strategic planning and discipline, etc.
  
9. **Consideration and discussion of the creation of Maker's Space – presentation by Bienne Brown**
  - a. Presentation by Bienne Brown about the Whitewater Makerspace. Community Garden opportunities (including non-profit status). Get UWW students bus service to Makerspace, coordinate with bus routes and professors. Fundraising and Community Projects. Effigy mounds incorporation and efforts to organize more fully. Working on getting donated materials to teach how to "build your own" machines. Robotics programs, competitive with other area makerspaces. Makerspaces are based on "open source" sharing. Makerspaces want to help other makerspaces be effective and want to help them out. [Playbook] Making a presentation to CESA #2 superintendents on October 21<sup>st</sup>. See whitewatermakerspace.org for more information. Working on membership costs to determine the best options for the community and project needs.

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. **Discussion of a Royalty Agreement request for a software company.**
  - b. **Discussion of potential retail establishments**
  - c. **Discussion of potential workforce housing project**
    - i. **Move to go into closed session per state statutes and to allow Patrick Cannon, Cameron clapper, and Anna Schwarz to remain in the closed session portion of the meeting by Knight, 2<sup>nd</sup> by Singer**
    - ii. **Roll Call Vote-Motion Passes**
      1. **Aye: Allen, Henry, Kachel, Knight, Meyer, Singer, Winship**
      2. **Nay: None**
11. **Return to open session for possible action on closed session items.**
  - a. **Move to return to open session by Singer, 2<sup>nd</sup> by Winship**
    - i. **All Via Voice Vote-Motion Passes**
12. **Consideration and discussion of the establishment of a non-profit non-governmental corporation to assist with equity investments under the Capital Catalyst Fund.**
  - a. **Pat Cannon has been working with Mark Olm and has given him all of our information. According to Mr. Olm we would have to have a charitable purpose behind any organization to create a non-profit entity. Asked WEDC if we could use interest payments to cover administrative costs and could be used for donation purposes. We are still waiting for confirmation from WEDC. All profits would be returned to the community as a reinvestment. If this is possible it would allow us to establish the 501 c 3. We would not be able to use the principal given to us by WEDC. We would like to have Mark Olm come to the next meeting to explain this further. We really need an economic development corporation to support the growth of economic development in Whitewater. We also need to clarify how the returns would be invested in the community within the bylaws of this new organization.**
13. **Considerations and discussion of collateralization requirements for the Capital Catalyst Fund.**
  - a. **See attachment to agenda [Memorandum].**
  - b. **After extensive discussion no action was taken.**
14. **Consideration and discussion of a draft letter regarding brokerage services for the Business and Technology Parks.**
  - a. **See attachment to agenda. [Draft Letter]**
  - b. **After discussion and review no action was required or taken.**
15. **Consideration and discussion of a grant request for the issuance of a Class B Beer and Liquor License.**
  - a. **There were three applicants for a Class B Beer and Liquor License; the City Council awarded it to Tyler Salisbery from Causal Joe's 2. He is coming before the CDA to ask for \$10,000 grant to cover the fee that is mandated by the state.**
  - b. **Move to approve the \$10,000 grant request with the contingencies put in place by City Council by Allen, 2<sup>nd</sup> by Kachel**

i. Roll Call Vote-Motion Passes

1. Aye: Allen, Henry, Kachel, Knight, Meyer, Singer, Winship
2. Nay: None

**16. Consideration and discussion of renting of and repairs to the CDA owned property located at N9601 Howard Road.**

- a. Our tenant has moved out. Greg Meyer and Pat Cannon went through the property and the home is in fairly good shape. There are some exterior repairs that need to be completed, roof and siding. There are a few code issues that need to be addressed including interior handrails and back deck. Repairs would be between \$8,000 and \$10,000, possibly \$15,000 at the very most. There could be hidden costs that we need to be aware of. The short term plan is to bring the home up to code and re-rent it, but that the long-range plan is to remove the home so that there is no residential property next to the industrial park.
  - ii. Move to give Pat Cannon the authority to bid this out on a project by project basis up to \$15,000 total cost and to have an inspector view the property by Allen, 2<sup>nd</sup> by Meyer
  - iii. Roll Call-Motion Passes
    1. Aye: Allen, Henry, Kachel, Knight, Meyer, Singer, Winship
    2. Nay: None

**17. Consideration and discussion of the 2014 budget process and strategic goals.**

- a. Postpone discussion of the 2014 budget to next CDA Board of Directors meeting, with more detailed information included.

**18. Future agenda referrals.**

- c. Makerspace funding allocation.

**19. Adjourn**

- d. Move to Adjourn at 7:12pm by Allen, 2<sup>nd</sup> by Kachel
- e. All Via Voice Vote-Motion Passes

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

*Jeff Knight*  
*Chairman*

*Anna Schwarz*  
*Recorder*

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

**CDA FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<b>ASSETS</b>				
910-11100 CASH	25,494.26	9,632.51	5,981.99	32,456.26
910-11210 GENERAL CHECK NO-157-100-722	27,629.83	1.33	126.93	27,756.53
910-11310 INVESTMENTS	53,011.85	6.84	24,942.07	25,069.78
910-13430 OFFICE EQUIPMENT	12,629.44	.00	.00	12,629.44
<b>TOTAL ASSETS</b>	<b>119,755.15</b>	<b>9,624.33</b>	<b>19,934.15</b>	<b>99,921.00</b>
<b>LIABILITIES AND EQUITY</b>				
<b>LIABILITIES</b>				
910-21110 VOUCHERS PAYABLE	6,229.20	.00	6,229.20	.00
910-22100 ACCUM DEPP - EQUIPMENT	11,344.84	.00	.00	11,344.84
910-25101 DUE TO 910	15,711.04	.00	.00	15,711.04
<b>TOTAL LIABILITIES</b>	<b>33,295.04</b>	<b>.00</b>	<b>6,229.20</b>	<b>27,065.98</b>
<b>FUND EQUITY</b>				
910-34310 PROPRIETARY CAPITAL	76,459.07	.00	.00	76,459.07
UNAPPORTIONED FUND BALANCE	.00	9,624.33	12,604.95	12,624.95
REVENUE OVER EXPENDITURES - YTD	.00	.00	.00	.00
BALANCE - CURRENT DATE	.00	9,624.33	12,604.95	12,624.95
<b>TOTAL FUND EQUITY</b>	<b>76,459.07</b>	<b>9,624.33</b>	<b>12,604.95</b>	<b>63,989.12</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>119,755.15</b>	<b>9,624.33</b>	<b>19,934.15</b>	<b>99,921.00</b>

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 8 MONTHS ENDING AUGUST 31 2013**

**CDA FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
920-48100-56 INTEREST INCOME	8 17	77 84	25 00	(	52 64 319 8
920-48600-56 MISC INCOME	00	108 22	00	(	108 22 0
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>8 17</b>	<b>186 06</b>	<b>25 00</b>	<b>(</b>	<b>158 99 735 4</b>
<u>OTHER FINANCING SOURCES</u>					
930-49264-56 TRANSFER-FO 910-CDA PROGRAMS	00	00	42 668 00	42 668 00	0
930-49266-56 CITY TRANSFER INCOME	00	45 000 00	51 803 00	15 803 00	72 3
930-49300-56 FUND BALANCE APPLIED	00	00	25 000 00	25 000 00	0
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>00</b>	<b>45 000 00</b>	<b>129 471 00</b>	<b>84 471 00</b>	<b>34 9</b>
<b>TOTAL FUND REVENUE</b>	<b>8 17</b>	<b>45 183 86</b>	<b>129 496 00</b>	<b>84 312 14</b>	<b>34 9</b>

**CITY OF WHITEWATER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 8 MONTHS ENDING AUGUST 31 2013**

**CDA FUND**

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>OF BUDGET</u>	
<u>CDA</u>						
900-56500-115	INTERNSHIP PROGRAM-JWW	587.50	3,517.30	12,480.00	8,962.70	28.2
900-56500-151	FRINGE BENEFITS	44.93	582.15	936.00	403.85	59.0
900-56500-158	UNEMPLOYMENT COMPENSATION	00	00	5,000.00	5,000.00	0
900-56500-210	PROFESSIONAL DEVELOPMENT	00	29.30	1,500.00	1,471.20	1.9
900-56500-211	CONSULTANT FEES	7,540.00	35,730.52	71,400.00	35,669.48	53.0
900-56500-212	LEGAL SERVICES	480.00	1,850.00	5,000.00	3,150.00	37.0
900-56500-219	AUDIT FEES	00	550.00	1,000.00	450.00	55.0
900-56500-223	MARKETING	00	8,925.00	20,000.00	11,075.00	44.5
900-56500-224	COUNTY REGIONAL ECON DEV	00	6,137.00	5,755.00	382.00	106.6
900-56500-225	MOBILE COMMUNICATIONS	07	1.52	850.00	848.38	2
900-56500-310	OFFICE SUPPLIES	00	71.35	800.00	729.65	8.9
900-56500-311	POSTAGE	00	120.07	650.00	529.93	13.5
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	07	00	2,000.00	2,000.00	0
900-56500-341	MISC EXPENSE	07	275.00	1,000.00	725.00	27.5
	<b>TOTAL CDA</b>	<b>8,632.50</b>	<b>57,788.81</b>	<b>129,436.00</b>	<b>71,707.19</b>	<b>44.6</b>
	<b>TOTAL FUND EXPENDITURES</b>	<b>8,632.50</b>	<b>57,788.81</b>	<b>129,436.00</b>	<b>71,707.19</b>	<b>44.6</b>
	<b>NET REVENUE OVER EXPENDITURES</b>	<b>8,614.33</b>	<b>12,904.95</b>	<b>00</b>	<b>12,904.95</b>	<b>0</b>

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

**CDA PROGRAMS FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
910-11101 FACADE CHECKING-COMM-125-055	135,934.44	415.48	3,316.44	139,666.36
910-11102 ECONOMIC DEV. CKP-1ST-101-029	251,592.93	5,539.25	11,053.41	268,175.59
910-11103 BUS-DEV-UDAG-BUS PARK-101-127	278,909.01	707.14	167,721.33	111,894.82
910-11104 PROGRAM ADMIN CK-1ST-102-023	14,816.59	95	14.10	14,836.59
910-11105 HOUSING CHECKING-COMM-131-553	57,239.99	1,056.73	27,720.27	29,576.45
910-11106 MORAIN VEA DE A-1ST-101-282	2,692.42	17	2.55	2,712.14
910-11110 SEED FUND-UDAG-AB-2173383734	00	45.89	270,188.72	270,188.72
910-11303 ECONOMIC DEVELOPMENT CD	619,010.05	00	00	619,010.05
910-11305 FACADE CD	25,000.00	00	00	25,000.00
910-11310 BUS DEV / UDAG-BUS PARK-INVEST	575,000.00	00	00	575,000.00
910-14310 LEARNING DEPOT	80,704.27	00	539.87	81,244.14
910-14331 LOAN REC-SWEETSPOT-WEST-41350	00	00	41,350.00	41,350.00
910-14337 LOAN REC-HRR WALTON-15K-HOTEL	9,121.59	251.57	2,235.18	9,608.34
910-14338 ECON LOAN REC-TOPPERS-\$115,553	6,084.53	00	6,084.59	12,253.65
910-14340 ECON LOAN-TOPPERS-\$33,950	2,243.91	00	2,243.91	4,487.82
910-14341 FACADE LOAN-TOPPERS-15K	2,403.03	00	00	2,403.03
910-14342 FACADE LOAN-WALTON DIST-30K	9,058.10	39.03	3,464.54	12,561.67
910-14345 LOAN REC-950 E MILWAUKEE LIT	146,325.77	00	7,385.48	153,711.25
910-14346 LOAN ARR-BLACK SHEEP-\$21,114	18,570.18	231.53	1,832.12	20,633.83
910-14347 LOAN-RR PLASTICS-\$153,235	132,153.99	4,851.09	16,828.47	153,833.55
910-14348 LOAN-BEOWISE-\$62,500-4 YR	62,500.00	435.14	3,440.93	66,375.07
910-14349 DEP EL RECYCLE-34,500-6.5 YR	00	00	34,500.00	34,500.00
910-14350 LOAN RECEIVABLE-MO301	8,220.00	00	00	8,220.00
910-14351 LOAN RECEIVABLE-A8416	10,203.84	00	00	10,203.84
910-14352 LOAN RECEIVABLE-B335	13,420.00	00	00	13,420.00
910-14353 LOAN RECEIVABLE-C932	8,062.00	00	00	8,062.00
910-14354 LOAN RECEIVABLE-E5872	10,818.00	00	00	10,818.00
910-14355 LOAN RECEIVABLE-M3907	11,000.00	00	00	11,000.00
910-14356 LOAN RECEIVABLE-P254	11,000.00	00	00	11,000.00
910-14358 LOAN RECEIVABLE-R312	12,504.15	00	00	12,504.15
910-14358 LOAN RECEIVABLE-CJ21	15,517.48	00	00	15,517.48
910-14371 LOAN REC-HOUSING-30107	1,100.00	100.00	800.00	1,000.00
910-14375 LOAN REC-HOUSING-MO8.1	18,422.00	00	00	18,422.00
910-14378 LOAN REC-HOUSING-B0803-0931	34,448.00	00	00	34,448.00
910-14379 HOUSING LOAN-HO #1-2112	12,630.00	00	00	12,630.00
910-14380 HOUSING LOAN-HO#2-2112	90.00	00	90.00	180.00
910-14381 HOUSING LOAN-HO#3-2112	7,205.00	00	390.00	7,595.00
910-14384 HOUSING LOAN-HO#4	37,695.00	00	300.00	37,995.00
910-14385 HOUSING LOAN-HO#5	00	533.08	533.08	533.08
910-14387 HOUSING LOAN-HO#7	26,515.00	295.00	25,455.00	26,815.00
910-14388 HOUSING LOAN-HO#8	50.00	00	50.00	100.00
910-14389 HOUSING LOAN-HO#9	50.00	00	50.00	100.00
910-14554 ADVANCE TO ID #4	750,000.00	00	00	750,000.00
910-15208 DUE FROM FUND 901	15,711.04	00	00	15,711.04
910-15521 LAND	275,171.53	00	00	275,171.53
910-15531 REAL ESTATE	6,087,994.00	00	00	6,087,994.00
<b>TOTAL ASSETS</b>	<b>9,776,744.93</b>	<b>913.51</b>	<b>145,547.59</b>	<b>9,922,395.51</b>
<u>LIABILITIES AND EQUITY</u>				

**CITY OF WHITEWATER  
BALANCE SHEET  
AUGUST 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	545 38	00
910-21200 DEPOSITS	900 00	00	900 00	900 00
910-22000 ACCUM DEPREC BLDG	121 759 88	00	00	121 759 88
<b>TOTAL LIABILITIES</b>	<b>123 205 26</b>	<b>00</b>	<b>545 38</b>	<b>122 659 88</b>
<u>FUND EQUITY</u>				
910-30110 CONTRIBUTED CAPITAL	456 815 37	00	00	456 815 37
910-34000 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
910-35150 FACADE LOANS RESERVE	29 033 05	00	00	29 033 05
UNAPPROPRIATED FUND BALANCE REVENUE OVER EXPENDITURES YTD	00	913 51	146 193 05	146 193 05
<b>BALANCE - CURRENT DATE</b>	<b>00</b>	<b>913 51</b>	<b>146 193 05</b>	<b>146 193 05</b>
<b>TOTAL FUND EQUITY</b>	<b>9 653 539 57</b>	<b>913 51</b>	<b>146 193 05</b>	<b>9 799 732 62</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>9 776 744 83</b>	<b>913 51</b>	<b>146 947 63</b>	<b>9 922 392 51</b>

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 8 MONTHS ENDING AUGUST 31, 2013**

**CDA PROGRAMS FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	CF BUDGET
<u>INTERGOVERNMENTAL REVENUE</u>					
910-43630-00 WEDA GRANT-SEED FUND	00	150,000.00	00	(150,000.00)	0
TOTAL INTERGOVERNMENTAL REVENUE	00	150,000.00	00	(150,000.00)	0
<u>MISCELLANEOUS REVENUE</u>					
910-48101-00 INTEREST INCOME-BUSINESS DEV	7.14	1,532.97	3,400.00	1,867.03	46.1
910-48102-00 INTEREST INCOME-ECONOMIC DEV	16.50	3,019.07	6,200.00	3,180.93	48.7
910-48103-00 INTEREST INCOME-FACADE	8.37	171.53	700.00	528.47	24.5
910-48104-00 INTEREST INCOME-HOUSING	1.85	41.62	125.00	83.32	32.9
910-48105-00 INTEREST INCOME-ED DEV	.95	14.10	20.00	5.90	73.5
910-48106-00 INTEREST INCOME-MOPAIN VIE D	.17	2.55	4.00	1.45	63.8
910-48108-00 INTEREST INCOME-SEED FUND	45.82	188.72	00	188.72	0
910-48604-00 RENTAL INCOME-HOWARD ROAD	700.00	5,699.00	8,400.00	2,700.00	66.7
910-48605-00 RENTAL INCOME-CROP LEASES	00	14,750.00	6,090.00	8,760.00	242.9
910-48645-00 LOAN INTEREST-LEARNING DEP T	00	537.13	3,240.00	2,702.87	16.5
910-48647-00 LOAN INT-TOPPERS--\$115,659	00	55.25	103.00	47.75	53.9
910-48648-00 LOAN INT-TOPPERS--\$33,950	00	23.75	9.00	14.75	253.9
910-48649-00 FACADE LOAN INT-TOPPERS-15P	00	.00	90.00	90.00	0
910-48651-00 FACADE INT-WALTON DIST-30P	19.57	276.74	300.00	133.96	62.8
910-48653-00 LOAN INT-RR WALTON-15P-HOTE	24.57	251.65	392.00	140.95	64.0
910-48658-00 LOAN INT-950 E MILWAUKEE LLC	00	2,505.50	4,434.00	1,998.38	55.8
910-48663-00 LOAN INT-BLACK SHEEP-120-12	50.31	476.68	687.00	220.32	68.4
910-48664-00 LOAN INT-CR PLASTICS-220-10	730.74	2,915.95	4,800.00	1,740.05	62.5
910-48665-00 LOAN INT-B DAMEX-540-50-4	195.05	1,823.33	2,400.00	779.67	57.6
910-48680-00 ADMINISTRATION FEE-HAYES	.5	1,363.77	2,000.00	640.00	68.0
TOTAL MISCELLANEOUS REVENUE	1,874.31	35,340.58	43,398.00	8,057.42	81.4
<u>OTHER FINANCING SOURCES</u>					
910-48100-00 TRANSFER TO EST SEED FUND	00	150,000.00	00	150,000.00	0
910-43630-56 FUND BALANCE APPLIED	00	00	31,898.00	31,898.00	0
TOTAL OTHER FINANCING SOURCES	00	150,000.00	31,898.00	181,898.00	470.3
TOTAL FUND REVENUE	1,874.31	355,340.58	11,500.00	323,340.58	297.3

**ECONOMIC DEVELOPMENT**

CLIENT	Original Loan		7/31/2013		8/31/2013		Current	
	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	Current	
DR Plastics-2/24/12	\$153,234.00	\$120,168.69	\$4,853.08	\$7,643.04	\$4,643.12	\$115,315.53	N-thru July	
Toppers---115k	\$156,659.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	FINAL-4/26/13	
Toppers---33k	\$33,960.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	FINAL-4/26/13	
Watertown/Learning Depot	\$103,924.00	\$80,164.40	\$0.00	\$0.00	\$0.00	\$80,164.40	current	
Watson Rental-Hotel	\$15,000.00	\$14,814.04	\$1,415.37	\$24.11	\$2,761.24	\$6,886.37	current	
960 East Milwaukee	\$204,611.00	\$138,640.32	\$0.00	\$0.00	\$0.00	\$139,940.32	current	
Hack Sheep-1/20/2012	\$21,114.00	\$19,079.76	\$2,436.69	\$56.94	\$2,888.69	\$16,441.06	current	
Hikewise-12/27/2012	\$62,400.00	\$59,954.23	\$436.14	\$168.65	\$533.74	\$53,159.01	current	
Sweetspot-7-29-13-NEW	\$41,360.00	\$41,360.00	\$0.00	\$0.00	\$0.00	\$41,360.00	current	
<b>TOTALS</b>	<b>\$749,464.00</b>	<b>\$464,437.31</b>	<b>\$5,769.50</b>	<b>\$1,073.17</b>	<b>\$6,842.75</b>	<b>\$458,667.73</b>		

**UDAG-BUSINESS DEV**

CLIENT	Original Loan		7/31/2013		8/31/2013		Current	
	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	Current	
UP Electronic Recycling-3/27/13	\$34,600.00	\$34,600.00	\$0.00	\$0.00	\$0.00	\$34,600.00	Y	
<b>TOTALS</b>	<b>\$34,600.00</b>	<b>\$34,600.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$34,600.00</b>		

**FAÇADE**

CLIENT	Original Loan		7/31/2013		8/31/2013		Current	
	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	Current	
Watson Distributing	\$30,000.00	\$5,967.68	\$140.00	\$19.99	\$419.99	\$5,827.69	Current	
Toppers (Nov 1 Annual)	\$15,000.00	\$7,403.02	\$0.00	\$0.00	\$0.00	\$7,403.02	Current	
<b>TOTALS</b>	<b>\$45,000.00</b>	<b>\$8,394.70</b>	<b>\$390.00</b>	<b>\$19.97</b>	<b>\$410.06</b>	<b>\$8,004.61</b>		

**HOUSING**

CLIENT	Original Loan		7/31/2013		8/31/2013		Current		Loan Type
	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	Current		
AB416	\$10,203.00	\$10,203.00	\$0.00	\$0.00	\$0.00	\$10,203.00		0-deferred	
H935	\$18,420.00	\$18,420.00	\$0.00	\$0.00	\$0.00	\$18,420.00		0-deferred	
B0803-0901	\$34,448.00	\$34,448.00	\$0.00	\$0.00	\$0.00	\$34,448.00		0-deferred	
C021	\$15,517.48	\$15,517.48	\$0.00	\$0.00	\$0.00	\$15,517.48		0-deferred	
C932	\$8,062.00	\$8,062.00	\$0.00	\$0.00	\$0.00	\$8,062.00		0-deferred	
G0107	\$8,000.00	\$1,200.00	\$100.00	\$4.00	\$104.00	\$1,100.00	Y	0-deferred	
H0 #1	\$0.00	\$12,630.00	\$0.00	\$0.00	\$0.00	\$12,630.00	IN PROCESS	0-deferred	
H0 #2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No Loan-Written off	0-deferred	
H0 #3	\$0.00	\$7,205.00	\$0.00	\$0.00	\$0.00	\$7,205.00		0-deferred	
H0 #4	\$0.00	\$7,795.00	\$0.00	\$0.00	\$0.00	\$7,795.00		0-deferred	
H0 #7	\$0.00	\$19,955.00	\$0.00	\$0.00	\$0.00	\$19,955.00		0-deferred	
H0 #8	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		0-deferred	
H0 #9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		0-deferred	
H0 #10	\$0.00	\$10,818.00	\$0.00	\$0.00	\$0.00	\$10,818.00		0-deferred	
JR802	\$10,621.42	\$11,880.80	\$0.00	\$0.00	\$0.00	\$11,000.00		0-deferred	
MB503	\$8,220.00	\$8,220.00	\$0.00	\$0.00	\$0.00	\$8,220.00		0-deferred	
MO301	\$18,422.00	\$18,422.00	\$0.00	\$0.00	\$0.00	\$18,422.00		0-deferred	
MO801	\$11,000.00	\$11,000.00	\$0.00	\$0.00	\$0.00	\$11,000.00		0-deferred	
P954	\$12,504.15	\$12,504.15	\$0.00	\$0.00	\$0.00	\$12,504.15		0-deferred	
<b>TOTALS</b>	<b>\$166,416.91</b>	<b>\$230,541.39</b>	<b>\$100.00</b>	<b>\$0.00</b>	<b>\$100.00</b>	<b>\$242,566.39</b>			

CITY OF WHITEWATER  
COMMUNITY DEVELOPMENT AUTHORITY  
INVESTMENT SCHEDULE

FUND	BANK	ORIG DATE	DUE DATE	TERM	AMOUNT	INT RATE	NUMBER	NOTES
Facade Loan	First Citizens	07/24/2012	01/22/2013	182 days	\$26,000.00	0.45%	3307054	Replaces 3306794
Facade Loan	First Citizens	01/22/2013	01/22/2014	365 days	\$25,000.00	0.50%	3308087	Replaces 3307054
<b>TOTAL</b>								
					\$25,000.00			

General Investments-Fund 900	Associated			Daily rate	\$25,069.78	0.20%		
SEED FUND-910-JDAG	Associated			Daily rate	\$270,188.72	0.20%		
<b>TOTAL</b>								
					\$295,258.50			

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	04/03/2013	182 days	\$100,000.00	0.45%	209993	replaces 209646
Business Development	Commercial	02/02/2012	02/05/2013	364 days	\$100,000.00	0.70%	209945	replaces 208938
Business Development	Commercial	02/05/2013	02/05/2014	365 days	\$100,000.00	0.50%	210376	replaces 209645
Business Development	First Citizens	08/23/2012	02/21/2013	182 days	\$200,000.00	0.45%	3307364	replaces 3307068
Business Development	First Citizens	02/21/2013	02/21/2014	365 days	\$200,000.00	0.45%	3308110	replaces 3307354
Business Development	Commercial	01/31/2013	01/31/2014	364 days	\$100,000.00	0.50%	210373	replaces 209993
<b>TOTAL</b>								
					\$675,000.00			

Economic Development Loan	First Citizens	11/06/2012	11/06/2013	12 months	\$50,000.00	0.55%	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	First Citizens	05/25/2013	05/25/2014	12 months	\$152,100.00	0.50%	3308214	RENEWED
Economic Development Loan	Commercial	03/28/2012	04/28/2013	364 days	\$81,910.05	0.45%	209758	replaces 208862
Economic Development Loan	Commercial	03/28/2013	03/27/2014	364 days	\$81,910.05	0.50%	210466	replaces 209758
Economic Development Loan	First Citizens	06/19/2013	06/19/2014	365 days	\$60,000.00	0.45%	3308253	replaces 3306522
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	0.45%	209994	replaces 209644
Economic Development Loan	Commercial	02/02/2012	02/05/2013	364 days	\$100,000.00	0.70%	209643	replaces 208637
Economic Development Loan	Commercial	02/05/2013	02/05/2014	365 days	\$100,000.00	0.50%	210377	replaces 209643
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
<b>TOTAL</b>								
					\$619,010.05			

TOTALS BY FUND  
 FUND 900 \$25,069.78  
 FUND 910 \$1,489,198.77  
 Total: \$1,514,268.55

**CITY OF WHITEWATER  
BALANCE SHEET  
SEPTEMBER 30, 2013**

**CDA FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
900-11100 CASH	29 484 26	( 7 744 26)	( 1 762 27)	24 721 99
900-11200 GENERAL CHECKING-1ST-100-722	20 629 60	1 23	127 16	20 756 76
900-11300 INVESTMENTS	50 011 85	6 52	( 24 935 45)	25 076 40
900-18400 OFFICE EQUIPMENT	12 629 44	00	00	12 629 44
<b>TOTAL ASSETS</b>	<b>109 755 15</b>	<b>( 7 736 41)</b>	<b>( 26 570 56)</b>	<b>83 184 59</b>
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
900-21100 VOUCHERS PAYABLE	6 229 20	00	( 6 229 20)	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
<b>TOTAL LIABILITIES</b>	<b>33 285 08</b>	<b>00</b>	<b>( 6 229 20)</b>	<b>27 055 88</b>
<u>FUND EQUITY</u>				
900-34300 PROPRIETARY CAPITAL	76 470 07	00	00	76 470 07
UNAPPROPRIATED FUND BALANCE				
REVENUE OVER EXPENDITURES - YTD	00	( 7 736 41)	( 20 341 36)	( 20 341 36)
<b>BALANCE - CURRENT DATE</b>	<b>00</b>	<b>( 7 736 41)</b>	<b>( 20 341 36)</b>	<b>( 20 341 36)</b>
<b>TOTAL FUND EQUITY</b>	<b>76 470 07</b>	<b>( 7 736 41)</b>	<b>( 20 341 36)</b>	<b>56 128 71</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>109 755 15</b>	<b>( 7 736 41)</b>	<b>( 26 570 56)</b>	<b>83 184 59</b>

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2013**

**CDA FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
900-48100-56 INTEREST INCOME	7 85	85 49	25 00	( 60 49)	342 0
900-48600-56 MISC INCOME	00	106 22	00	( 106 22)	0
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>7 85</b>	<b>191 71</b>	<b>25 00</b>	<b>( 166 71)</b>	<b>766 8</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	45 000 00	61 803 00	16 803 00	72 8
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>45 000 00</b>	<b>129 471 00</b>	<b>84 471 00</b>	<b>34 8</b>
<b>TOTAL FUND REVENUE</b>	<b>7 85</b>	<b>45 191 71</b>	<b>129 496 00</b>	<b>84 304 29</b>	<b>34 9</b>

**CITY OF WHITEWATER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2013**

**CDA FUND**

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>
<u>CDA</u>					
900-56500-115	295 00	3 802 30	12 480 00	8 677 70	30 5
900-56500-151	22 57	604 72	986 00	381 28	61 3
900-56500-158	00	00	5 000 00	5 000 00	0
900-56500-210	00	28 80	1 500 00	1 471 20	1 9
900-56500-211	7 040 00	42 770 52	71 400 00	28 629 48	59 9
900-56500-212	00	1 850 00	5 000 00	3 150 00	37 0
900-56500-219	00	550 00	1 000 00	450 00	55 0
900-56500-223	00	8 925 00	20 000 00	11 075 00	44 6
900-56500-224	00	6 137 00	5 755 00	( 382 00)	105 6
900-56500-225	00	1 62	850 00	848 38	2
900-56500-310	20 13	91 48	800 00	708 52	11 4
900-56500-311	31 55	151 63	650 00	498 37	23 3
900-56500-320	345 00	345 00	800 00	455 00	43 1
900-56500-321	00	00	275 00	275 00	0
900-56500-330	00	00	2 000 00	2 000 00	0
900-56500-341	00	275 00	1 000 00	725 00	27 5
<b>TOTAL CDA</b>	<b>7 744 26</b>	<b>65 533 07</b>	<b>129 496 00</b>	<b>63 962 93</b>	<b>50 6</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>7 744 26</b>	<b>65 533 07</b>	<b>129 496 00</b>	<b>63 962 93</b>	<b>50 6</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 7 736 41)</b>	<b>( 20 341 36)</b>	<b>00</b>	<b>20 341 36</b>	<b>0</b>

**CITY OF WHITEWATER  
BALANCE SHEET  
SEPTEMBER 30, 2013**

**CDA PROGRAMS FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
910-11101	135 034 44	4 18 41	3 734 85	138 769 29
910-11102	251 662 98	6 982 70	18 036 11	259 699 09
910-11103	278 929 01	( 893 40)	( 168 614 73)	110 314 28
910-11104	14 816 59	88	14 98	14 831 57
910-11105	57 233 99	101 78	( 27 618 49)	29 615 50
910-11106	2 698 42	16	2 71	2 701 13
910-11110	00	( 102 470 12)	167 718 50	167 718 60
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	( 542 47)	( 1 081 34)	79 622 93
910-14331	00	00	41 360 00	41 360 00
910-14332	00	102 500 00	102 500 00	102 500 00
910-14337	9 121 56	( 252 51)	( 2 487 69)	6 633 87
910-14339	6 084 59	00	( 6 084 59)	00
910-14340	2 243 91	00	( 2 243 91)	00
910-14341	2 403 03	00	00	2 403 03
910-14342	9 066 10	( 391 39)	( 3 855 89)	5 210 21
910-14345	146 325 77	( 2 133 94)	( 9 519 39)	136 806 38
910-14346	18 673 18	( 232 45)	( 2 064 58)	16 608 60
910-14347	132 153 98	00	( 16 838 47)	115 315 51
910-14348	62 600 00	00	( 3 440 93)	59 159 07
910-14349	00	00	34 600 00	34 600 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	8 052 00	00	00	8 052 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)	( 900 00)	1 000 00
910-14375	18 422 00	00	00	18 422 00
910-14378	34 448 00	00	00	34 448 00
910-14379	12 530 00	00	00	12 630 00
910-14380	90 00	00	( 90 00)	00
910-14381	7 595 00	00	( 390 00)	7 205 00
910-14384	38 095 00	00	( 300 00)	37 795 00
910-14385	00	00	863 08	863 08
910-14387	60 00	00	25 455 00	25 515 00
910-14388	60 00	00	( 60 00)	00
910-14389	60 00	00	( 50 00)	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>2 987 64</b>	<b>148 635 32</b>	<b>9 925 380 15</b>

LIABILITIES AND EQUITY

**CITY OF WHITEWATER  
BALANCE SHEET  
SEPTEMBER 30, 2013**

**CDA PROGRAMS FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>LIABILITIES</u>				
910-21100 VOUCHERS PAYABLE	545 38	00	( 545 38)	00
910-21200 DEPOSITS	900 00	( 900 00)	( 900 00)	00
910-22000 ACCUM DEPREC-BUILDING	121 759 88	00	00	121 759 88
<b>TOTAL LIABILITIES</b>	<b>123 205 26</b>	<b>( 900 00)</b>	<b>( 1 445 38)</b>	<b>121 759 88</b>
<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	3 887 64	150 080 70	150 080 70
<b>BALANCE - CURRENT DATE</b>	<b>00</b>	<b>3 887 64</b>	<b>150 080 70</b>	<b>150 080 70</b>
<b>TOTAL FUND EQUITY</b>	<b>9 653 539 57</b>	<b>3 887 64</b>	<b>150 080 70</b>	<b>9 803 620 27</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>9 776 744 83</b>	<b>2 987 64</b>	<b>148 635 32</b>	<b>9 925 380 15</b>

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2013**

**CDA PROGRAMS FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>INTERGOVERNMENTAL REVENUE</u>					
910-43530-00 WEDA GRANT-SEED FUND	00	150 000 00	00	( 150 000 00)	0
<b>TOTAL INTERGOVERNMENTAL REVENUE</b>	<b>00</b>	<b>150 000 00</b>	<b>00</b>	<b>( 150 000 00)</b>	<b>0</b>
<u>MISCELLANEOUS REVENUE</u>					
910-48101-00 INTEREST INCOME-BUSINESS DEV	6 50	1 539 27	3 400 00	1 860 73	45 3
910-48102-00 INTEREST INCOME-ECONOMIC DEV	15 83	3 034 90	6 200 00	3 165 10	49 0
910-48103-00 INTEREST INCOME-FACADE	8 35	179 88	700 00	520 12	25 7
910-48104-00 INTEREST INCOME-HOUSING	1 78	42 86	125 00	82 14	34 3
910-48105-00 INTEREST INCOME-ED DEV	88	14 98	20 00	5 02	74 9
910-48106-00 INTEREST INCOME-MORAIN VIE W	16	2 71	4 00	1 29	67 8
910-48108-00 INTEREST INCOME-SEED FUND	29 88	218 60	00	( 218 60)	0
910-48604-00 RENTAL INCOME-HOWARD ROAD	00	5 600 00	8 400 00	2 800 00	66 7
910-48605-00 RENTAL INCOME-CROP LEASES	00	14 790 00	6 090 00	( 8 700 00)	242 9
910-48645-00 LOAN INTEREST-LEARNING DEPOT	533 53	1 070 65	3 240 00	2 169 34	33 1
910-48647-00 LOAN INT-TOPPERS--\$115 659	00	55 25	103 00	47 75	53 6
910-48648-00 LOAN INT-TOPPERS--\$33 960	00	23 75	9 00	( 14 75)	263 9
910-48649-00 FACADE LOAN-INT-TOPPERS-15K	00	00	96 00	96 00	0
910-48651-00 FACADE-INT-WALTON DIST-30K	18 67	244 71	360 00	115 29	68 0
910-48653-00 LOAN INT-RR WALTON-15K-HOTEL	23 74	274 79	392 00	117 21	70 1
910-48658-00 LOAN INT-.960 E MILWAUKEE LLC	692 08	3 197 70	4 494 00	1 296 30	71 2
910-48663-00 LOAN INT-BLACK SHEEP-1 20 12	56 14	532 82	697 00	164 18	76 4
910-48664-00 LOAN INT-DR PLASTICS-2.27 12	00	2 915 95	4 659 00	1 743 05	62 6
910-48665-00 LOAN INT-BICWISE-552 600-4%	00	1 629 39	2 409 00	779 61	67 6
910-48680-00 ADMINISTRATION FEE-LOANS	2 500 00	3 860 00	2 000 00	( 1 860 00)	193 0
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>3 887 64</b>	<b>39 228 22</b>	<b>43 398 00</b>	<b>4 169 78</b>	<b>93 4</b>
<u>OTHER FINANCING SOURCES</u>					
910-49100-00 TRANSFER-TO EST SEED FUND	00	150 000 00	00	( 150 000 00)	0
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>150 000 00</b>	<b>( 31 898 00)</b>	<b>( 181 898 00)</b>	<b>470 3</b>
<b>TOTAL FUND REVENUE</b>	<b>3 887 64</b>	<b>339 228 22</b>	<b>11 500 00</b>	<b>( 327 728 22)</b>	<b>2949 8</b>

**CITY OF WHITEWATER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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	5 729 00	5 000 00	( 729 00)	114 5
910-56500-295 ADMINISTRATIVE EXPENSE	00	25	5 000 00	4 999 75	0
910-56500-404 HOUSING LOANS	00	3 143 27	1 000 00	( 2 143 27)	314 3
910-56500-408 RENTAL EXPENSES	00	275 00	500 00	225 00	55 0
910-56500-450 SEED FUND GRANTS	00	30 000 00	00	( 30 000 00)	0
910-56500-550 TRANSFER-SEED FUND-ASSOC BK	00	150 000 00	00	( 150 000 00)	0
<b>TOTAL CDA PROGRAMS</b>	<b>00</b>	<b>189 147 52</b>	<b>11 500 00</b>	<b>( 177 647 52)</b>	<b>1644 8</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>00</b>	<b>189 147 52</b>	<b>11 500 00</b>	<b>( 177 647 52)</b>	<b>1644 8</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>3 887 64</b>	<b>150 080 70</b>	<b>00</b>	<b>( 150 080 70)</b>	<b>0</b>

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

FUND	BANK	ORIG DATE	DUE DATE	TERM	AMOUNT	INT RATE	NUMBER	NOTES
Facade Loan	First Citizens	07/24/2012	01/22/2013	182 days	\$25,000.00	0.46%	3307064	Replaces 3306791
Facade Loan	First Citizens	01/22/2013	01/22/2014	365 days	\$25,000.00	0.50%	3308087	Replaces 3307054
<b>TOTAL</b>								
					<b>\$25,000.00</b>			

General Investments-Fund 900	Associated			Daily rate	\$25,069.78	0.20%		
SEED FUND-910-UDAG	Associated			Daily rate	\$270,188.72	0.20%		
<b>TOTAL</b>								
					<b>\$295,258.50</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	02/06/2013	369 days	\$100,000.00	0.70%	209645	replaces 208838
Business Development	Commercial	02/05/2013	02/05/2014	365 days	\$100,000.00	0.50%	210376	replaces 209645
Business Development	First Citizens	08/23/2012	02/21/2013	182 days	\$200,000.00	0.45%	3307364	replaces 3307068
Business Development	First Citizens	02/21/2013	02/21/2014	365 days	\$200,000.00	0.45%	3308110	replaces 3307354
Business Development	Commercial	01/31/2013	01/31/2014	364 days	\$100,000.00	0.50%	210373	replaces 209993
<b>TOTAL</b>								
					<b>\$875,000.00</b>			

Economic Development Loan	First Citizens	11/06/2012	11/06/2013	12 months	\$50,000.00	0.55%	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	First Citizens	05/25/2013	05/25/2014	12 months	\$152,100.00	0.50%	3308214	RENEWED
Economic Development Loan	Commercial	03/29/2012	03/28/2013	364 days	\$81,910.05	0.65%	209758	replaces 208862
Economic Development Loan	Commercial	03/28/2013	03/27/2014	364 days	\$81,910.05	0.50%	210466	replaces 209758
Economic Development Loan	First Citizens	06/19/2013	06/19/2014	365 days	\$60,000.00	0.45%	3308253	replaces 3306522
Economic Development Loan	First Citizens	06/19/2012	06/19/2013	365 days	\$60,000.00	0.60%	3306622	replaces 3306622
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	02/06/2013	369 days	\$100,000.00	0.70%	209643	replaces 208837
Economic Development Loan	Commercial	02/05/2013	02/05/2014	365 days	\$100,000.00	0.50%	210377	replaces 209643
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
<b>TOTAL</b>								
					<b>\$619,010.05</b>			

**TOTALS BY FUND**  
 FUND 900 \$25,069.78  
 FUND 910 \$1,489,198.77  
**Total: \$1,514,268.55**





# WHITewater UNIVERSITY TECHNOLOGY PARK

## WHITewater UNIVERSITY TECHNOLOGY PARK AND WHITewater INCUBATION PROGRAM CODE OF ETHICS

Developed 13 September 2013

### CODE OF ETHICS AND CONDUCT

The following is the Whitewater University Technology Park and Whitewater Incubation Program (PARK/WHIP) Code of Ethics and Conduct

- 1 Client/Tenant (aka clients) Interests To best serve PARK/WHIP clients, PARK/WHIP shall
  - A Always conduct their counseling and other PARK/WHIP activities in a manner that unequivocally places the interests of PARK/WHIP first
  - B Ensure that all available resources are offered to clients including assistance by other counselors or by outside organizations where appropriate
  - C At all times protect the confidentiality of business information provided by the clients
  - D Not accept or participate in PARK/WHIP activities that create a conflict of interest or a conflict of duty
  
- 2 Compensation As unpaid volunteers representatives PARK/WHIP shall
  - A Neither charge nor accept individual fees honoraria or things of value as payment for on behalf of PARK/WHIP outside of lease or other acceptable transaction fees
  - B Not accept individual payment from a client for travel or other expenses incident to counseling or training or any other activity
  - C PARK/WHIP volunteers may not become a paid consultant for or accept other employment from a client. In the event that a volunteer does accept employment from a PARK/WHIP client, he or she should resign from the PARK/WHIP by notifying the President of the Whitewater University Technology Park Board in writing
  
- 3 Third Parties The following guidelines apply to interactions between PARK/WHIP and third parties
  - A PARK/WHIP volunteers shall not accept personal fees commissions kickbacks or things of value from third parties as a result of recommending any services equipment or supplies nor shall they recommend the purchase of goods or services in which they have a direct or indirect interest, financial or otherwise
  - B When volunteers perform PARK/WHIP services for another organization or agency that organization or agency may reimburse the PARK/WHIP for the expenses of the volunteers by providing an honorarium to PARK/WHIP, which can then reimburse the volunteers for their expenses as may be applicable
  - C PARK/WHIP volunteers shall neither charge nor accept fees or things of value for assistance in the preparation of loan applications nor directly accept so-called finder's fees for the location of lending sources
  - D PARK/WHIP volunteers, when advising clients about obtaining professional or other services or goods shall identify, whenever feasible, several sources from which the client may select.

4. Personal Interests To safeguard the integrity of the PARK/WHIP missions, it is vital to avoid any actual or apparent conflict of interest. To that end, PARK/WHIP volunteers or their families shall not:

- A. Directly or indirectly become officers, directors or shareholders, or provide funding (by way of personal investment, loans or otherwise) for a for-profit business organization that is seeking counseling assistance from PARK/WHIP or has received it within the past three years.

5. Personal Conduct As long as they are part of the PARK/WHIP, volunteers shall:

- A. Not discriminate in any of their PARK/WHIP-related activities against any person because of race, color, national origin, sex, age, religion, marital status, handicap or sexual preference.
- B. Not make public statements that appear to associate PARK/WHIP with personal opinions of the volunteers or which are critical of PARK/WHIP or any of its sponsors.
- C. Not make statements that appear to identify PARK/WHIP with a political party or a candidate for federal, state or local office.
- D. At all times during the performance of their services, conduct themselves in such a manner as not to discredit themselves or the PARK/WHIP.
- E. Not engage in any form of sexual harassment or sexual discrimination. Sexual harassment includes the making of deliberate or repeated unsolicited verbal comments, gestures or physical contact of a sexual nature in circumstances where such conduct reasonably is or would be unwelcome to the offended person or persons. Further, when such unwelcome conduct reasonably interferes with or creates an intimidating, offensive or hostile counseling or other work environment, it is considered sexual harassment.

6. Unwarranted Commitments PARK/WHIP volunteers should refrain from the following commitments:

- A. Guaranteeing a client that the PARK/WHIP can arrange any type of business financing.
- B. Ensure the client of business success with their idea or product.
- C. Encourage a client to invest their personal funds, mortgage their assets or take out a business loan.
- D. Offer legal or tax advice.

#### **THE PARK/WHIP VOLUNTEER SERVICE AGREEMENT, CONFLICT OF INTEREST POLICY, AND CONFIDENTIALITY AGREEMENT**

In the performance of their duties, PARK/WHIP representatives will have access to or knowledge of financial, statistical, personnel, technical, or other similar information relating to a PARK/WHIP's client's business operation or personal affairs. PARK/WHIP employees, volunteers, private or faculty consultants, or other individuals that provide counseling or other forms of assistance to a client on the behalf of the PARK/WHIP must avoid all possible appearances of conflict of interest in which there is personal gain or benefit while representing the PARK/WHIP, or in which there is the appearance that the individual representing the PARK/WHIP is soliciting influence, favoritism, or leverage of any kind.

PARK/WHIP Volunteer Agreement As a condition of my service with the PARK/WHIP, I agree that within my relationship with any PARK/WHIP client I shall not:

- A. Solicit or accept, or appear to solicit or accept any gift, loan, reward, equity in a business, compensation or other monetary compensation, promise of future employment, favor, or service in return for services performed by me during the term of my VOLUNTEER SERVICE with the PARK/WHIP from any first or third parties, and
- B. Recommend the purchase of goods and (or) services from a firm in which I have family, business, or other relationships, and
- C. Violate the right to privacy of any PARK/WHIP client by releasing information about the client's relationship with the PARK/WHIP, or any information about the business or personal matters to anyone or any agency outside the PARK/WHIP during and after my involvement with the

PARK/WHIP. A pre-approved contractual waiver of the right to privacy may be signed by the PARK/WHIP client.

- D. Use my position for a purpose that is, or gives the appearance of being motivated by a desire for personal gain for myself or persons with whom I have family, business or other personal relationships (i.e., conflict of interest).
- E. Use my position for a purpose that is, or gives the appearance of being motivated by a desire to achieve unwarranted gain for other organizations with which I am affiliated at the detriment of PARK/WHIP (i.e., conflict of duty).
- F. Solicit or accept, or appear to solicit or accept private engagement of my services at any time during or for one year after, the term of my engagement as a volunteer with the PARK/WHIP. I understand that this particular requirement may be waived by the client(s) for whom I have provided assistance, in a written request(s) to the PARK/WHIP State Director.

I have read and understand this policy statement and agree to abide by its provisions

SIGNATURE AND DATE



## STATE OF INGENUITY CODE OF ETHICS<sup>1</sup>

As of 1 February 2012

We, the members of the State of Ingenuity, are committed to the economic prosperity of southeastern Wisconsin and northern Illinois. Our mission is to support the development, retention, and attraction of world-class companies and talent in the region, which includes Kenosha, Racine, Rock, and Walworth counties in Wisconsin and Boone and Winnebago counties in Illinois.

The State of Ingenuity economic development initiative brings together the interests of a broad range of private, public, and public/private groups to promote the region as a single economic entity. The variety of members and interests represented requires that certain standards of conduct be developed and adhered to for the State of Ingenuity to maintain a firm foundation. This Code of Ethics represents the standards that each member of the State of Ingenuity will support and practice in their daily conduct of business.

We, the members of the State of Ingenuity, present the following principles of behavior and standards of conduct to guide our efforts in promoting the long-term economic health of the State of Ingenuity region. We fully realize that a Code of Ethics is of little value without an inherent level of trust in the integrity of one another and a commitment from each of us to conduct ourselves at the highest levels of professional conduct. The State of Ingenuity is founded on the importance of respect and trust amongst its members. In that spirit, we agree to adhere to the following:

1. We will carry out our mission with integrity, professional excellence, and responsiveness to all.
2. We will work in partnership with other organizations to develop and promote the region's capabilities and talents and match them to the needs of those investing in the region.
3. We understand the importance of all members being knowledgeable about and committed to promoting the State of Ingenuity regional assets and amenities. When working on behalf of a State of Ingenuity regional recruitment effort, members shall commit to selling the region.
4. We are committed to sharing as much information as is necessary and prudent among our membership on any State of Ingenuity economic development activity. Our guiding principle shall be that "more information is better than less." Any member undertaking a regional activity consistent with the Scope of Work outlined within the Economic Development Administration State of Ingenuity award documentation will advise other members of the nature and purpose of the activity in advance.

Communication is critical. Each member has a responsibility to conduct business consistent with this Code of Ethics. State of Ingenuity members are encouraged to address code infractions directly with each other prior to presenting infractions to the group at large.

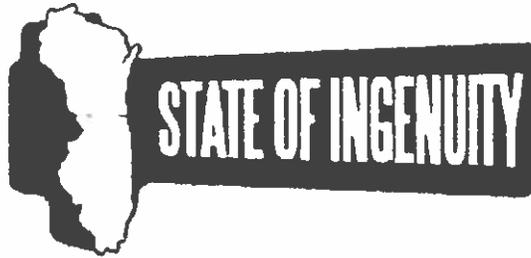
5. We shall honor the confidentiality requested by our fellow State of Ingenuity members and our prospects to the fullest extent permitted by law. Information shared with fellow State of Ingenuity members in confidence shall remain in confidence.

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<sup>1</sup> Adopted from the Milwaukee 7 Code of Ethics. Used with permission.

Whenever appropriate, specific information on particular transactions shall be shared within the realm of the State of Ingenuity and appropriate state agencies. In those instances where prospects are dealing with individual communities, information will be shared only with the State of Ingenuity members involved.

6. Any lead or prospect that comes to a State of Ingenuity member as a result of the State of Ingenuity marketing and promotional efforts will be shared with the appropriate State of Ingenuity members.
7. When contacted directly by an out-of-state prospect, members shall fulfill their organizational mission to position their respective community as best meeting the needs of the prospect. If, during discussions with the prospect, it becomes clear that a regional approach is needed (for identifying sites, assets, resources or amenities that might not be available in the member community), the member shall contact the appropriate State of Ingenuity representative to coordinate the project on a regional basis.
8. We understand the high priority that must be placed on growing, attracting, and retaining investment in the State of Ingenuity region. In the event our local community cannot meet the needs of a particular company, we shall contact our fellow members within 24 hours so the region can make its best effort to keep the company by meeting the company's needs elsewhere in the State of Ingenuity area.
9. At no time shall any economic development organization member of the State of Ingenuity present derogatory information about another community or county in Wisconsin or Illinois.
10. We recognize the site selection process is driven by the client. In the event a member of the State of Ingenuity is aware of a company in the region choosing to relocate from one community to another, we will contact the originating community within two business days to make them aware of the situation. If the company has requested its project remain confidential, only generic information about the project will be shared with the originating community. Violation of this commitment shall be viewed as a breach of our membership pledge to the State of Ingenuity.
11. Partners will respond promptly to all leads and referrals.
12. Partners shall use sound judgment when determining a client's or potential client's home base. The home base may be determined to be where a client lives, works, attends school, or does (or plans to do) most of their business. Because the overarching goal of the State of Ingenuity initiative is to grow business within the six-county region, State of Ingenuity clients must have a regional connection.
13. Each organization or entity serving as a State of Ingenuity partner must send at least one representative to participate in mandatory monthly meetings. The State of Ingenuity project is built upon collaboration and the shared commitment of ALL members. Participation is vital for the shared success of the collaboration.



## STATE OF INGENUITY NON-DISCLOSURE AGREEMENT

<p style="text-align: center;">SERVICE PROVIDER PARTNER</p> <p>Name _____</p> <p>Address _____</p>	<p style="text-align: center;">SERVICE PROVIDER PARTNER</p> <p>Name _____</p> <p>Address _____</p>
<p style="text-align: center;">SERVICE PROVIDER PARTNER</p> <p>Name _____</p> <p>Address _____</p>	<p style="text-align: center;">SERVICE PROVIDER PARTNER</p> <p>Name _____</p> <p>Address _____</p>
<p style="text-align: center;">SERVICE PROVIDER PARTNER</p> <p>Name _____</p> <p>Address _____</p>	<p style="text-align: center;">OTHER ORGANIZATION CLIENT ( DISCLOSING PARTY )</p> <p>Name _____</p> <p>Address _____</p>

Project Title: \_\_\_\_\_ Scope of Work  Check Here if SOW attached

This Nondisclosure Agreement (the "Agreement") is entered into by and between \_\_\_\_\_ ( "Disclosing Party" ) and \_\_\_\_\_ ( "Receiving Party or Parties" ) for the purpose of preventing the unauthorized disclosure of Confidential Information as defined below. The parties agree to enter into a confidential relationship with respect to the disclosure of certain proprietary and confidential information ( "Confidential Information" ).

**1. Definition of Confidential Information.** For purposes of this Agreement "Confidential Information" shall include all information or material that has or could have commercial value or other utility in the business in which Disclosing Party is engaged. If Confidential Information is in written form, the Disclosing Party shall label or stamp the materials with the word "Confidential" or some similar warning. If Confidential Information is transmitted orally, the Disclosing Party shall promptly provide a writing indicating that such oral communication constituted Confidential Information.

**2. Exclusions from Confidential Information.** Receiving Party's obligations under this Agreement do not extend to information that is (a) publicly known at the time of disclosure or subsequently becomes publicly known through no fault of the Receiving Party; (b) discovered or created by the Receiving Party before disclosure by Disclosing Party; (c) learned by the Receiving Party through legitimate means other than from the Disclosing Party or Disclosing Party's representatives; or (d) is disclosed by Receiving Party with Disclosing Party's prior written approval.

**3. Obligations of Receiving Party.** Receiving Party shall hold and maintain the Confidential Information in strictest confidence for the sole and exclusive benefit of the Disclosing Party. Receiving Party shall carefully restrict access to Confidential Information to employees, contractors and third parties as is reasonably required and shall require those persons to sign nondisclosure restrictions at least as protective as those in this Agreement. Receiving Party shall not, without prior written approval of Disclosing Party, use for Receiving Party's own benefit, publish, copy, or otherwise disclose to others, or permit the use by others for their benefit or to the

detriment of Disclosing Party any Confidential Information. Receiving Party shall return to Disclosing Party any and all records, notes, and other written, printed, or tangible materials in its possession pertaining to Confidential Information immediately if Disclosing Party requests it in writing.

**4. Time Periods.** The nondisclosure provisions of this Agreement shall survive the termination of this Agreement and Receiving Party's duty to hold Confidential Information in confidence shall remain in effect until the Confidential Information no longer qualifies as a trade secret or until Disclosing Party sends Receiving Party written notice releasing Receiving Party from this Agreement, whichever occurs first.

**5. Relationships.** Nothing contained in this Agreement shall be deemed to constitute either party a partner, joint venturer or employee of the other party for any purpose.

**6. Severability.** If a court finds any provision of this Agreement invalid or unenforceable, the remainder of this Agreement shall be interpreted so as best to effect the intent of the parties.

**7. Integration.** This Agreement expresses the complete understanding of the parties with respect to the subject matter and supersedes all prior proposals, agreements, representations and understandings. This Agreement may not be amended except in a writing signed by both parties.

**8. Waiver.** The failure to exercise any right provided in this Agreement shall not be a waiver of prior or subsequent rights.

This Agreement and each party's obligations shall be binding on the representatives, assigns and successors of such party. Each party has signed this Agreement through its authorized representative.

**9. Sharing of Non-Confidential Information.** The State of Ingenuity (SOI) project is a unique EDA-funded collaboration. Non-confidential information about the Disclosing Party's challenge(s), opportunity(ies), service(s) or related topics may be shared with other SOI party(ies) as part of referral and continuous quality improvement. Non-confidential data may also be shared with the sponsor (the U.S. Department of Commerce Economic Development Administration) in required reports. No proprietary information will be shared.

By an Authorized Official of DISCLOSING PARTY

By an Authorized Official of RECEIVING PARTY

Typed Name \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_

Typed Name \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_

By an Authorized Official of RECEIVING PARTY

By an Authorized Official of RECEIVING PARTY

Typed Name \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_

Typed Name \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_

By an Authorized Official of RECEIVING PARTY

By an Authorized Official of RECEIVING PARTY

Typed Name \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_

Typed Name \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_



# WHITEWATER UNIVERSITY TECHNOLOGY PARK

## Innovation Center

### COMMEMORATIVE DEDICATION AND NAME APPLICATION FOR WHITEWATER UNIVERSITY TECHNOLOGY PARK AND/OR INNOVATION CENTER

#### APPLICANT INFORMATION

Name. *Kevin Brunner*  
Address  
Phone \_\_\_\_\_ Email \_\_\_\_\_

#### NAMING RECOMMENDATION

*Applicant is request naming /renaming a portion of a new or existing Whitewater University Technology Park Facility*

Proposed Name  
*Clayton Drouillard Conference Room (or the Drouillard Room)*

Location / Description of Facility or Space (i.e., room, suite, corridor, atrium)  
*2<sup>nd</sup> Floor Conference Room 202 at the Whitewater University Technology Park Innovation Center*

Current Name (if applicable)  
*Room 202*

Classification of Proposed Name (Check all that apply)

- Historical Significance to Location (e.g. historical event, landmark, person, or group of major significance to region/location)
- Commonly Recognized by Neighbors or Residents (compliments the theme of the location or surrounding area)
- Natural Phenomena of Site
- Horticultural (e.g. trees, plants, flowers, or other horticultural features of area)
- Deceased Individual (deceased for at least 3 years and has long standing affiliation with City of 10 years or more)
- Living Individual (requires long-standing affiliation with City of 10 years or more)
- Group or Organization (requires long-standing affiliation with City of 10 years or more)
- Donation or Sponsorship

Please describe the reason(s) in support of the proposed name or renaming of this facility or facility area AND the amount of sponsorship donation to be pledged for naming (if applicable). If more room is needed please attach separate sheet and write "See Attached" below.

---

*Clayton Drouillard was a remarkable man who was committed to service and enhanced the quality of life/well-being of Whitewater's residents. A number of Whitewater residents will donate funds totaling \$20,000 to support renaming of Room 202.*

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For recommendation of naming in honor of an individual (whether deceased or living), please indicate individual's long-standing affiliation with Whitewater (10+ years or more) of significant community service, involvement or contributions. Specifically indicate how this person has

- Enhanced the quality of life/well-being of Whitewater's residents
- Contributed to the preservation of the Whitewater's history and culture.
- Made exemplary or meritorious contributions to Whitewater or its residents, or
- Contributed to the acquisition, development or conveyance of land, buildings, structures or other amenities to the Whitewater Community.

if more room is needed please attach separate sheet and write "See Attached" below)

---

*Clayton Drouillard was a remarkable man who was committed to service and enhanced the quality of life/well-being of Whitewater's residents. Mr. Drouillard was born in Cuba City, Wisconsin the son of Gladys Marie Drouillard. He graduated from the University of Dubuque in 1947, received his Masters of Science Degree from UW-Madison in 1949 and went on to receive his Doctorate Degree in Education from the University of Colorado in Boulder in 1954.*

*Clayton served his country in the U.S. Army during WWII with the 1st Infantry Division from 1943 until 1945 receiving a Purple Heart for wounds suffered in combat on October 18, 1944.*

*On August 11, 1945 Clayton married Mary L. Eustice in Cuba City, WI. Clayton taught math at Morningside College in Sioux City, Iowa from 1948-1955 and was head football coach from 1951-1955. From 1955 to 1990 he taught math to business students at UW-Whitewater. He also served as Dean of Students from 1955 to 1975.*

*Clayton was a former commander and member of the Fort Atkinson Disabled American Veterans and a member of the American Legion and the Whitewater Kiwanis Club. He served as President of the Wisconsin State Mental Health Association and as Vice President of the National Mental Health Association. He was an Honorary Football Coach at UW-Whitewater and was a Hall of Fame Coach at Morningside College.*

#### **SUPPORTING DOCUMENTATION (optional)**

I have included the following documentation to demonstrate broad-based community support for my recommendation

- Letters
- Character references
- Newspaper or journal articles
- Petitions

The following conditions will apply to all commemorative dedication and name applications—whether sponsored or unsponsored.

- All applications submitted to the Whitewater University Technology Park Board for the purpose of naming or renaming a new or existing Park facility or facility component area must be filled out completely and accurately in accordance with and as required by this document
- The naming or renaming of a Park facility or facility component/area will be considered only through this application process
- Incomplete, illegible and or fraudulent applications will not be considered. The Whitewater University Technology Park Board reserves the right to verify the identity of the Applicant submitting this application to ensure its validity.
- The Whitewater University Technology Park Board will have the final decision as to the naming/renaming of a Park facility or facility component/area and reserves the right to reject any and all proposed names and or applications submitted for consideration.
- Naming rights do not survive the Park/facility. Every effort will be made to honor donations/naming rights if the purpose/goal/existence of the Park or facility changes

Signature of and Date: I have read and understand the naming terms and hereby submit my application for naming/renaming and certify that all information presented herein is accurate

***Return Completed Applications*** to Denise Ehlen via mail (2243 Andersen Library, 800 West Main Street, Whitewater, Wisconsin 53190-1790) or email ([ehlend@uww.edu](mailto:ehlend@uww.edu)). Call 262 472 5212 with questions

**Donate**



We will accept any donations of equipment, materials, or money.

Monetary donations are directed through our fiscal sponsor the Whitewater Community Foundation, but they are earmarked as as ours and are available for our use as soon as processing allows.

# Donations

Diamond .....	\$10,000
Platinum .....	\$5,000
Gold .....	\$2,500
Silver .....	\$1,500
Bronze .....	\$1,000

F

## Basic needs

1. Basic First Aid Kit
2. Wastebaskets & Liners
3. Garbage Barrels with covers - at least one steel for metals shop
4. Old PCs, any size LCD monitors (we don't want old tube style monitors), keyboards, mice, mousepads
5. LCD TV/Monitors
6. Projector & Screen HD preferred
7. Toolchest(s) and or toolbox(s)
8. Donations of usable wood
9. Restroom paper goods & Cleaning Supplies
10. Other Cleaning supplies
11. LED light bulbs
12. Batteries any kind - including watch or hearing aid
13. Screwdrivers, Hex Drivers, Torx drivers, etc
14. C clamps, bar clamps
15. Pliers, wire cutters (heavy duty as well as fine)
16. Wire, terminals, plugs, sockets, etc.
17. Vacuum cleaners - upright & shop vac style
18. Extension cords
19. Soldering irons
20. Meters - Volt-Ohm
21. Speakers
22. Hot glue guns
23. safety glasses
24. disposable gloves
25. disposable ear plugs
26. Plastic/Rubber/Steel Storage boxes, foot lockers
27. Couch?
28. Paints for arts - water, oil based
29. Colored pencils
30. Large erasable whiteboard (we have a 4 X5')
31. Dry erase markers
32. Glues - wood, white school glue, superglue, silicon glue, etc
33. Coffee Pot

## General: Tools & Equipment

Basic laptop computers	for coding, programming robots, running equipment
Computer cases	
Electric screwDriver	Variable speed, 1/2" keyless chuck, Rechargeable preferred
Rotary tool	"Dremel" or similar, Corded (not cordless) Variable speed w/ keyless chuck
Bench top drill press for dremel	Multiple speed, 1/2" chuck, 8" or longer swing
Claw hammer	16oz, smooth face
Mallet	18 oz rubber
Screwdriver Assortment	10 screwdrivers in various sizes, both straight and Phillips head.
Small screwdriver assortment	10 Small screwdrivers with both straight and Phillips heads.
Combination wrench set (SAE)	Sizes from 1/4" to 3/4"

Combination wrench set (Metric)	Sizes from 10mm to 24mm
Socket set (SAE)	3/8" drive. Sockets from 5/16" to 3/4"
Adjustable wrench	"Crescent" wrench 6" and or 8' length
Hex wrench set (SAE)	Folding set of imperial (SAE) 5/64" to 1/4"
Hex wrench set (Metric)	Folding set. Sizes from 1.5mm to 8.,
Star wrench set	aka "Torx" wrenches. Folding set preferred
Slip joint pliers	
Needle nose pliers	
Square nose pliers	
Locking pliers	aka "Vise-grips"
Utility knife	Retractable blade
Pull saw	"Japanese style" 10" double sided with ripping and crosscut blade
Miter box	Plastic or wood
Hack saw	Open frame
Utility Scissors	aka "EMT Scissors"
Pry bar	Flat. 8" to 12"
Putty knife	3" wide, flexible steel
Tape measure	16 foot or longer
Yardstick	made of wood
Caliper set	Include inside and outside caliper
Vernier caliper	Digital. 6
Carpenter's square	Steel 16" x 24"
C clamp	2 each, 4", 8" and 10"
Spring clamp	3" to 4" size
Staple gun	Heavy duty, manual
Hot glue gun	Full size not "mini" or "craft" size

## Electronics: Tools & Equipment

Items	Description
Temperature- controlled soldering station	with replaceable interchangeable tips
Solder tip cleaners	
Helping hands	
Digital multimeter	
Wire stripper	for 22- to 30-gauge wire
Flush diagonal cutters	
Solder vacuum	aka "solder sucker"
Solderless breadboard	"half size" 400 point
Solderless breadboard	"full size" 800+ point
Power strip	6 outlet grounded
Storage box	Plastic, 4-gallon or larger, with lid
Solder	1 pound of 60/40/0/031" diameter, rosin core (to be divided into smaller spools)
Solder wick	5-ft spool
Make Getting Started with Soldering Kit	includes some extra tools, a book, as well as soldering station, helping hands, etc
Items	Description
Hookup Wire	22 gauge, solid core, 25-foot rolls, multiple colors
Heat shrink assortment	From 1/16" to 3/8" diameter.
AA battery	
AAA battery	

## 9v Battery

Coin cell battery

9v Battery clip

AA x 2 battery holder

AA x 4 battery holder

Resistor assortment

Capacitors (electrolytic)

Capacitors (ceramic)

Diodes

Transistors

Potentiometers

Assorted shielded cables

LEDs

Switches

Motors

Photoresistors

555 timer

Piezo buzzer

Speaker

Gear reduction motors

Wheels

Learn to solder kits

Storage cabinet for parts

3 volt CR2032. Dangerous if swallowed (warn students with young siblings)

1/2 watt. Assortment of at least 250 pieces

Assortment of at least 50 pieces

Assortment of at least 10 pieces

Assortment of at least 10 cables

Assortment of at least 100 pieces

Assortment of at least 10 pieces

Assortment of at least 10 small "hobby" DC motors

Assortment of at least 10 pieces

8-pin "DIP" package

1/2" to 1" enclosed

Small 8 ohm, 0.5 watt

140:1 reduction or higher (slower)

Hub matching gear motors above

150 kits enough for each library to have 20.

24 or more drawers

## Electronics: Materials & Parts

### Electronics Submodule: Microcontrollers & Robotics

#### Items

#### Description

Arduino Uno

Arduino Due

Makey Makey

Little Bits Extended kit

Drawdio kits

Octolively kits

USB Cable

9v wall plug

Motor shield

WaveShield

Ultrasonic distance sensor

3 axis accelerometer

PowerSwitch tail

Solenoid - small

Solenoid - medium

Micro servo

Servo

IR Emitter/receiver pair

Temperature sensor

Tilt sensor

Force sensitive resistor

Flex sensor

Motion sensor

two for each library

two for each library

3' with full size "A male to B male" plugs on both ends

5.5x2.1mm barrel connector to match Arduino above

Control motors, servos, etc from an Arduino (above)

Play music and sounds from an Arduino (above)

In a breadboard compatible breakout form

Control household voltage with low voltage microcontroller

Less than 12v. "Push" type, with return spring

More than 12v. "Push" type, with return spring

Small, 5v servo. Often blue and with "9g" in the product number.

High torque "standard" hobby servo

aka "Line sensor"

Analog 3 pin

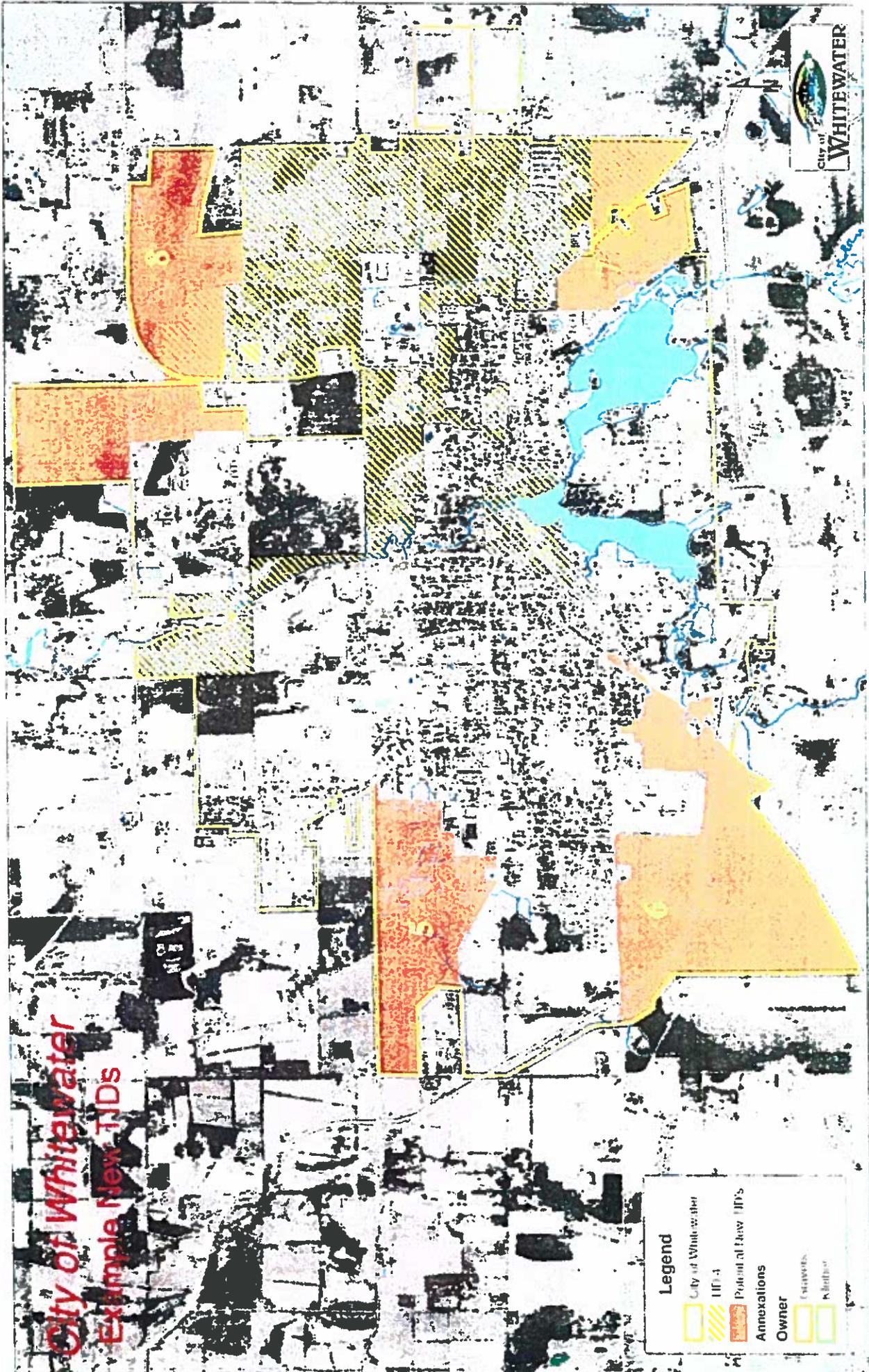
PIR (Passive Infrared) sensor

Humidity and temperature sensor	
Lever switch	aka "Snap action" or "whisker" switch
Pushbutton	Momentary tactile switch
Basic robot chassis	2 wheel drive, with motors.
Advanced robot chassis	4 wheel drive with geared motors.
Miniature T-Slot assortment	MicroRax, MakerBeam, OpenBeam, etc. Various lengths with hardware.
Stepper motors - small	
Stepper motor - medium	
Mindstorms EVC robotics kits	
EVC expansion sets	
Solar panel	Small, 5v, 1w. 10 square inches or so.
Storage cabinet for parts	24 or more drawers

## Other

Items	Description
Air filtration system	Removes debris, toxic fumes, and odors from cutting. At least 450cfm, 3-stage filter including HEPA filter (Optional if you have access to external ventilation.)
Sawdust collection system	for placing on workbenches
Fire extinguisher	CO2 or Halon to stop fires without causing more damage to the laser cutter. 5 lb.
Filter replacements for the sawdust collector	
Filter replacements for the main system	

**City of Whitewater**  
**Example New TJDs**



**Legend**

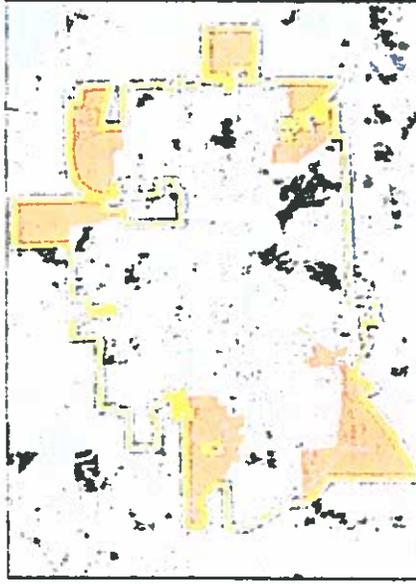
- City of Whitewater
- TJD
- Parcel at Risk / TJDs
- Annexations
- Owner
- Foresters
- Water



# City of Whitewater

## Tax Increment Finance District 5 Mixed-Use

Tax ID	2006 Assessed Values	Parcel Acreage	Current Zoning	Other Zones
WUP 00153	\$167,500	0.371	R-3	
WUP 00153A	\$1,400	5.113	R-3	C-2 C-1
WUP 00157	\$86,000	21.59	R-3	C-2 C-1
WUP 00160B	\$38,500	30.598	B-1	C-4 C-1
D W 600001	\$1,800	10.201	A-3	C-4 C-1
D W 600002	\$15,700	102.254	A-3	
D W 600002A	\$32,800	2.295	C-4	
DW 600002E	\$0	0.151	C-4	
D W 600003	\$18,800	77.942	A-3	C-4
D W 600008	\$31,000	2.117	A-3	C-4
A 314600002	\$700	2.518	B-1	
WUP 00159	\$3,114,900	9.97	B-1	C-2
	<b>\$3,509,100</b>	<b>265.12</b>		



05.08.07

970 Feet

U

485

970



Source Data: <http://webapps.co.walworth.wi.us/wwwwebSite/countySite/newor.htm>

# Tax Increment District 5

# 1 STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS

The City of Whitewater proposes the creation of Tax Incremental District No. 5 (the "District") under authority of Wisconsin Statute Section 66.1105 primarily to promote the orderly development of the city. The construction of streets and utilities are needed in order to provide incentives for commercial and residential mixed-use growth, as well as to stimulate private sector development throughout the TID. The new development, which will occur as a result of the projects undertaken within the District boundaries, will provide the City with additional tax base and provide employment opportunities.

The following is a list of public expenditures that the City expects to implement in conjunction with the District No. 5. Any costs directly or indirectly related to the public works are considered "project costs" and are eligible to be paid with tax increment revenues of the District

Street Construction, Improvements, Amenities, & ROW Acquisition	\$4,600,000
Relocation	20,000
Sanitary Sewer Interceptor Extension	405,000
Pump Station Upgrade	500,000
Water Main Looping	315,000
Administration City/CDA	<u>500,000</u>
	\$6,340,000

With all projects, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, legal and other consultant fees, testing, environmental studies, permits, updating City of Whitewater ordinances and plans, judgments or claims for damages, and other expenses are included as project costs.

In the event any of the public works projects are not reimbursable out of the special tax increment finance fund under Wisconsin Statute Section 66.1105, in the written opinion of nationally recognized bond counsel retained by the City of Whitewater for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted here from and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan (this "Plan").

**The City of Whitewater reserves the right to implement only those projects that remain viable as the plan period proceeds.**

Project costs are any expenditures made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and outlined in this Plan. To the extent the costs benefit the City of Whitewater outside the District, a proportionate share of the cost is not a project cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Proration of costs in the Plan are also estimates and subject to change based upon

implementation, future assessment policies and user fee adjustments. Project costs will be diminished by any income, special assessments or other revenues, including user fees or charges.

## 2 EQUALIZED VALUE TEST

The following calculations demonstrate that the City is in compliance with ss.66.1105(4)(gm)4c, Wis. Stats., which requires that the equalized value of the proposed Tax Incremental District No. 5 plus the value of all other existing Tax Incremental Districts ("TID's"), does not exceed 12% of the total equalized value of taxable property within the City.

### STEP 1: Calculation of Maximum Equalized Property Value Allowed Within Tax Incremental Districts in the City of Whitewater

<p>Equalized Value (as of January 1, 2007)</p> <p>\$ 574,940,700</p>	<p>× 12%</p>	<p>Maximum Allowable TID Property Value</p> <p>\$ 68,992,884</p>
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### STEP 2: Calculation of Equalized Property Value Currently Located and Proposed to be Located within Tax Incremental Districts.

Date of Analysis: 8/2/2007



## City of Whitewater

12% Statutory Test for Creation of TID #5		
Total Equalized Value of City	\$ 4,781,715	100%
12% of Total Equalized Value of City	\$ 573,806	12%
Total TID Capacity	\$ 4,207,909	88%
Remaining Capacity Before TID Creation	\$ 3,886,784	0.68%
Estimated TID #5 Equalized Value (TID #5)	\$ 1,211,715	0.5%
Remaining Capacity After TID Creation	\$ 475,069	0.08%

The equalized value of the base of the proposed new TID #5, plus the value of all other existing Tax Incremental Districts within the city, totals \$68,517,815. This value is less than the maximum of \$68,992,884 in equalized value that is permitted for the City of Whitewater. The City is therefore in compliance with the statutory equalized valuation test and may proceed with this District.

The following is a test for mixed use TID requirements performed by Robert W. Baird & Co., City financial advisors, as required by State Statutes.



# City of Whitewater

Tax Incremental District 5 - Walworth & Jefferson Counties  
 Tax Incremental District 5 - TID 5 - Walworth & Jefferson Counties

**TEST 1:**  
 The equalized value of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of the city.

**TEST MET:**  
Yes

ANALYSIS	
2006 Total Equalized Valuation TID 5	\$574,340,707 100.00%
TID 5 Total Equalized Valuation TID 5	\$66,500,004 11.58%
TID 5 2006 TID 5 Percent	11.58% 11.58%
Estimated 2007 Equalized Value TID 5 and TID 5	\$641,8715 11.58%
TID 5 2007 TID 5 Percent	11.58% 11.58%
<b>Estimated Remaining Capacity after new TID</b>	<b>\$475,069</b>

**TEST 2:**  
 Newly platted residential portion is limited to no more than 35% of the area of the TID.

**TEST MET:**  
Yes

ANALYSIS	
Area of TID	316.75 100.00%
Area of TID Platted as Residential	109.34 34.52%

**TEST 3:**  
 At least 50% of the land within the TID must be suitable for at least 2 of the following uses:  
 -Commercial  
 -Industrial  
 -Residential

**TEST MET:**  
Yes

ANALYSIS	
Area of TID	316.75 100.00%
Area of TID Platted as Commercial	109.34 34.52%
Area of TID Platted as Industrial	109.34 34.52%
Area of TID Platted as Residential	109.34 34.52%

**TEST 4:**  
 Project costs for newly platted residential area provide that one of the following applies:  
 -Housing density of at least 3 units per acre  
 -Location in a "conservation subdivision"  
 -Located in a "traditional neighborhood development"

**TEST MET:**  
Yes

ANALYSIS	
Area of TID Platted as Residential	109.34
Area of TID Platted as Residential	109.34
Area of TID Platted as Residential	109.34

### **3 ECONOMIC FEASIBILITY STUDY**

The City of Whitewater is located in both Jefferson and Walworth County and is a community of approximately 14,000 in population.

The charts and exhibits on the following pages demonstrate that the City will be able to obtain the funds necessary to implement the projects in the Plan and that the revenue from the District will be sufficient to pay for them. Charts I and II on the following pages project, respectively, the City's equalized value, and the full faith and credit borrowing capacity of the City. City financial advisors, Robert W. Baird and Company have provided equalized valuation projections based upon the following methodology:

In addition to general obligation bonds, the City can issue mortgage revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the City that represent service of the system to the City. There is no statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates.

Special assessments may be levied against benefited properties to pay part of the street, curb, gutter, sewer and water extension costs. The City can issue special assessment B Bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's general obligation ("G.O.") debt limit.

The City also has the authority to issue Lease Revenue bonds through a Community Development Authority ("CDA") should this financing vehicle be useful in accomplishing the objectives of the Plan. These obligations are secured by lease payments to be made by the City and are not counted against the City's G.O. debt limit.

Based on the economic characteristics and the financing resources of the City, all projects outlined in this Plan can be financed and are feasible.

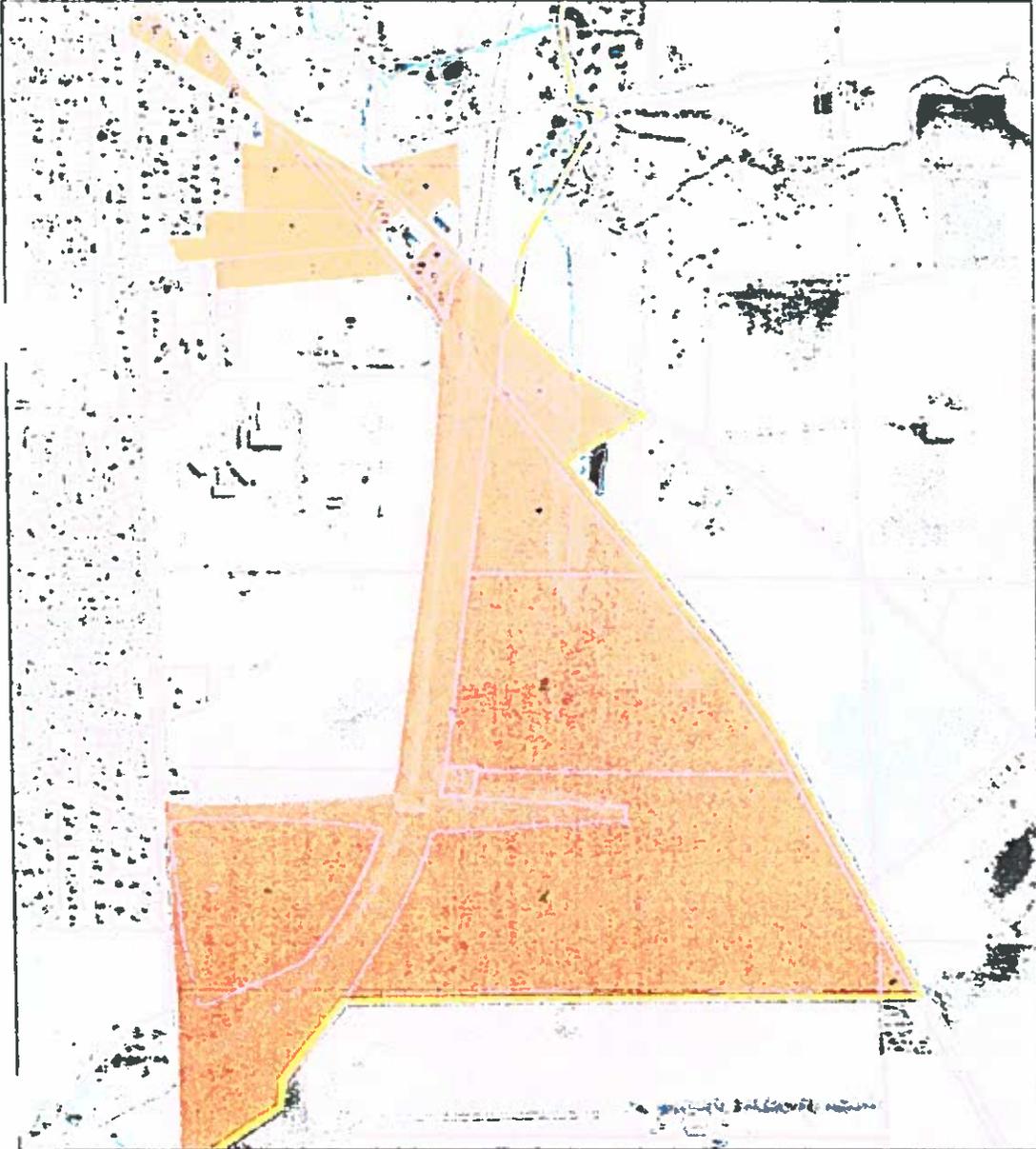
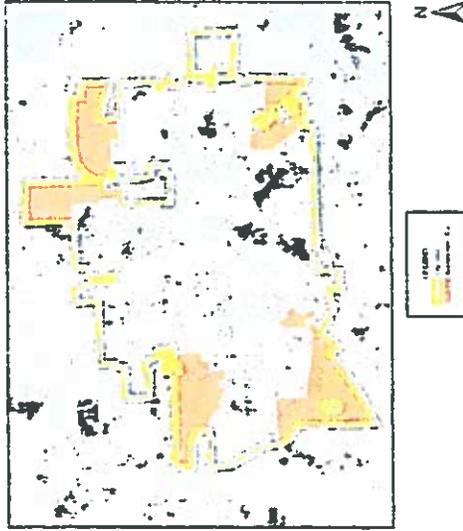
#### **DEVELOPMENT ASSUMPTIONS**

The following development projections have been made by the City in consultation with the Walworth County Economic Development Alliance (WCEDA).

The preceding cash flow pro-forma analysis by Robert W. Baird and Company reflects (1) the WCEDA projection based upon maximum development build-out given current City zoning requirements and (2) the minimum required increment to make the proposed TID cash flows.

# City of Whitewater Tax Increment Finance District 6 Industrial

Tax ID	2006 Assessed Values	Parcel Acreage	Current Zoning
1b /W/UP 00324		66.000	R-1
2 /W/UP 00325	\$61,000	33.650	R-1
2c /W/UP 00325		117.196	R-1
3 /W/UP 00327	\$8,600	20.904	R-1
5 /W/UP 00328	\$300	1.294	R-1
6 /W/UP 00341	\$475,000	11.390	AT
7 /A277200001	\$0	1.094	R-1
8 /A285000002	\$177,700	5.721	TI
9 /W/UP 00316A	\$104,200	0.331	TI
10 /W/UP 00316D	\$169,600	0.730	B1
11 /W/UP 00316E	\$0	0.775	B1
12 /W/UP 00316F	\$50,800	0.674	B1
13 /W/UP 00316G	\$189,000	0.722	B1
14 /W/UP 00316H	\$31,900	0.291	TI
15 /W/UP 00299	\$160,900	1.455	B1
17 /A373900004	\$1,700	6.635	H-2
18 /A 71200002	\$2,400	9.224	R-2
19 /W/UP 00298	\$89,000	7.090	B1
20 /W/UP 00297	\$45,700	0.635	B1
21 /W/UP 00296	\$344,000	1.718	TI
22 /W/UP 00294A	\$436,000	0.860	B1
23 /W/UP 00294	\$159,900	0.525	B1
24 /W/UP 00295	\$218,000	0.644	H1
	<b>\$2,736,900</b>	<b>289.506</b>	



Data Source: <http://webapps.co.wi.gov/mrth/wr/wr/wrwebs/ta/county/sub/voww/1.htm>

05.08.07

1,400 Feet



# Tax Increment Finance District-6

# 1 STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS

The City of Whitewater proposes the creation of Tax Incremental District No. 6 (the "District") under authority of Wisconsin Statute Section 66.1105 primarily to promote the orderly development of the city. The construction of streets and utilities are needed in order to provide incentives for industrial, commercial and residential mixed-use growth, as well as to stimulate private sector development throughout the TID. The new development, which will occur as a result of the projects undertaken within the District boundaries, will provide the City with additional tax base and provide employment opportunities.

The following is a list of public expenditures that the City expects to implement in conjunction with the District No. 6. Any costs directly or indirectly related to the public works are considered "project costs" and are eligible to be paid with tax increment revenues of the District

Business Park Development	\$8,400,000
Street Construction, Improvements, Amenities and ROW Acquisition	466,000
Development Incentives	1,000,000
Rail Spur Construction	200,000
Land Acquisition	2,600,000
Relocation	100,000
Administration City/CDA	<u>500,000</u>
	\$13,266,000

With all projects, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, legal and other consultant fees, testing, environmental studies, permits, updating City of Whitewater ordinances and plans, judgments or claims for damages, and other expenses are included as project costs.

In the event any of the public works projects are not reimbursable out of the special tax increment finance fund under Wisconsin Statute Section 66.1105, in the written opinion of nationally recognized bond counsel retained by the City of Whitewater for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted here from and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan (this "Plan").

**The City of Whitewater reserves the right to implement only those projects that remain viable as the plan period proceeds.**

Project costs are any expenditures made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and outlined in this Plan. To the extent the costs benefit the City of Whitewater outside the District, a proportionate share of the

cost is not a project cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Proration of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments. Project costs will be diminished by any income, special assessments or other revenues, including user fees or charges.

## 2 EQUALIZED VALUE TEST

The following calculations demonstrate that the City is in compliance with ss.66.1105(4)(gm)4c, Wis. Stats., which requires that the equalized value of the proposed Tax Incremental District No. 6 plus the value of all other existing Tax Incremental Districts ("TID's"), does not exceed 12% of the total equalized value of taxable property within the City.

### STEP 1: Calculation of Maximum Equalized Property Value Allowed Within Tax Incremental Districts in the City of Whitewater

Equalized Value (as of January 1, 2007)		Maximum Allowable TID Property Value
\$ 574,940,700	x 12%	\$ 68,992,884

### STEP 2: Calculation of Equalized Property Value Currently Located and Proposed to be Located within Tax Incremental Districts.

Date of Analysis: 8/2/2007



## City of Whitewater

12% Statutory Test for Creation of TID #6		
City Tax Equalized Valuation (2007)	\$ 574,940,700	100%
12% of Total Equalized Valuation	\$ 68,992,884	12%
Total of TID's created	\$ 2,006,100	11%
<b>Remaining Capacity Before TID Creation</b>	<b>\$3,886,784</b>	<b>0.68%</b>
Base of TID #6 Equalized Valuation	\$ 1,736,466	0.30%
<b>Remaining Capacity After TID Creation</b>	<b>\$1,736,466</b>	<b>0.30%</b>

The equalized value of the base of the proposed new TID No. 6, plus the value of all other existing Tax Incremental Districts within the city, totals \$67,256,419. This value is less than the maximum of \$68,992,884 in equalized value that is permitted for the City of Whitewater. The City is therefore in compliance with the statutory equalized valuation test and may proceed with this District.



## City of Whitewater

Tentative Residential Ordinance - Whitewater, WI  
 Tests of the Ordinance TID Requirements

**TEST 1:**  
 The equalized value of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of the city.

**TEST MET:**  
 Yes

ANALYSIS	
2006 Total Equalized Value of TID (in \$)	\$57,340,734
2006 Total Equalized Value of City (in \$)	\$469,800,000
Value Increment of TID (in \$)	\$1,196,100
Estimated Equalized Value of New TID (in \$)	\$58,536,834
Total Value Increment of TID (in \$)	\$1,196,100
<b>Estimated Remaining Capacity after new TID</b>	<b>\$1,736,466</b>

12%

**TEST 2:**  
 Newly platted residential portion is limited to no more than 35% of the area of the TID

**TEST MET:**  
 Yes

ANALYSIS	
Area of TID (in Acres)	411.17
Area of Newly Platted Residential Portion (in Acres)	144.17
<b>Percentage of Residential Portion</b>	<b>35%</b>

35%

**TEST 3:**  
 At least 50% of the land within the TID must be suitable for at least 2 of the following uses:  
 -Commercial  
 -Industrial  
 -Residential

**TEST MET:**  
 Yes

ANALYSIS	
Commercial	24.42
Industrial	27.75
Residential	14.00
<b>Total Suitable Land</b>	<b>66.17</b>

50%

**TEST 4:**  
 Project costs for newly platted residential area provide that one of the following applies:  
 -Housing density of at least 3 units per acre  
 -Location in a "conservation subdivision"  
 -Located in a "traditional neighborhood development"

**TEST MET:**  
 Yes

ANALYSIS	
Number of Residential Plots	10
Number of Conservation Subdivisions	10
Number of Traditional Neighborhood Developments	10

3 units per acre

This report was prepared for the City of Whitewater, Wisconsin, by BAIRDAssociates, Inc. The information contained herein is for informational purposes only and does not constitute an offer of insurance or any other financial product. Please contact your insurance agent for more information.

### **3 ECONOMIC FEASIBILITY STUDY**

The City of Whitewater is located in both Jefferson and Walworth County and is a community of approximately 14,000 in population.

The charts and exhibits on the following pages demonstrate that the City will be able to obtain the funds necessary to implement the updated and amended projects in the Plan and that the revenue from the District will be sufficient to pay for them. Charts I and II on the following pages project, respectively, the City's equalized value, and the full faith and credit borrowing capacity of the City. City financial advisors, Robert W. Baird and Company have provided equalized valuation projections based upon the following methodology:

In addition to general obligation bonds, the City can issue mortgage revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the City that represent service of the system to the City. There is no statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates.

Special assessments may be levied against benefited properties to pay part of the street, curb, gutter, sewer and water extension costs. The City can issue special assessment B Bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's general obligation ("G.O.") debt limit.

The City also has the authority to issue Lease Revenue bonds through a Community Development Authority ("CDA") should this financing vehicle be useful in accomplishing the objectives of the Plan. These obligations are secured by lease payments to be made by the City and are not counted against the City's G.O. debt limit.

Based on the economic characteristics and the financing resources of the City, all projects outlined in this Plan can be financed and are feasible.

#### **DEVELOPMENT ASSUMPTIONS**

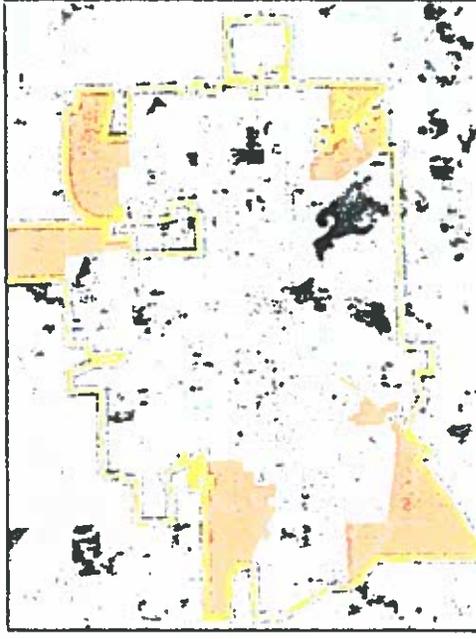
The following development projections have been made by the City in consultation with the Walworth County Economic Development Alliance (WCEDA).

The preceding cash flow pro-forma analysis by Robert W. Baird and Company reflects (1) the WCEDA projection based upon maximum development build-out given current City zoning requirements and (2) the minimum required increment to make the proposed TID cash flow.

# City of Whitewater

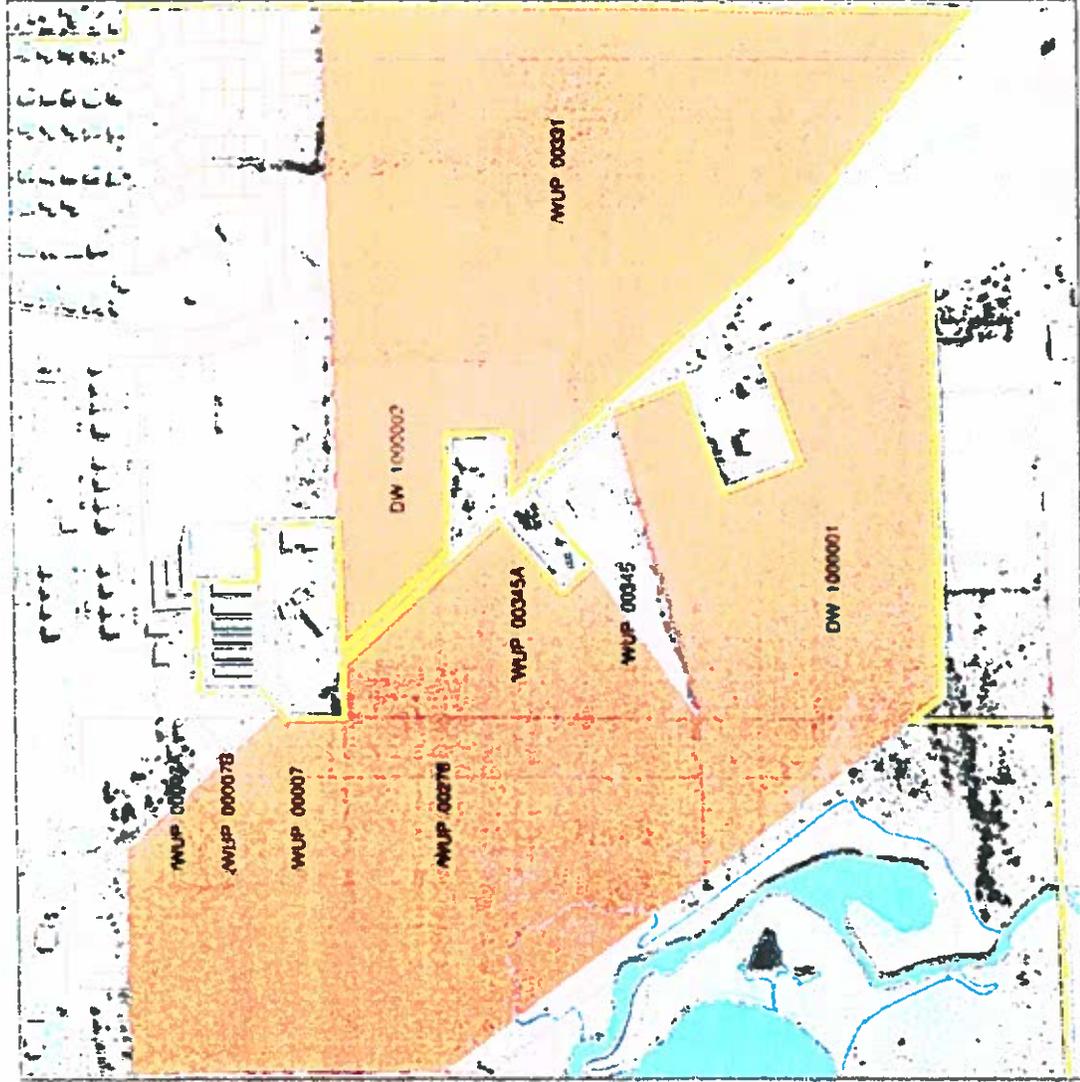
## Tax Increment Finance District 7 Mixed-Use

Tax ID	2006 Assessed Values	Parcel Acreage	Current Zoning	Other Zoning
DW 1000001	\$5,000	34.200	A-3	C-4
DW 1000002	\$2,100	12.990	M-1	
DW 3000012	\$100	0.250	M-1	
WUP 00331	\$13,900	50.088	B-3	
WUP 00345A	\$3,400	18.221	R-2	
WUP 00007A	\$141,200	1.217	B-1	
WUP 00007B	\$176,000	0.784	B-1	
WUP 00007	\$7,300	19.572	R-2	B-1
WUP 00276	\$7,500	34.603	R-2	FFO FWW
	<b>\$356,500</b>	<b>130.485</b>		



Source Data: <http://webdmap.ci.whitewater.wi.us/www/webdmap/county.htm>

05/08/17



800 400 0 800 Feet



# Tax Increment Finance District- 7

# 1 STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS

The City of Whitewater proposes the creation of Tax Incremental District No. 7 (the "District") under authority of Wisconsin Statute Section 66.1105 primarily to promote the orderly development of the city. The construction of streets and utilities are needed in order to provide incentives for commercial and residential mixed-use growth, as well as to stimulate private sector development throughout the TID. The new development, which will occur as a result of the projects undertaken within the District boundaries, will provide the City with additional tax base and provide employment opportunities.

The following is a list of public expenditures that the City expects to implement in conjunction with the District No. 7. Any costs directly or indirectly related to the public works are considered "project costs" and are eligible to be paid with tax increment revenues of the District.

Street Construction, Improvements, Amenities and ROW Acquisition	\$ 3,600,000
Water and Sewer Extensions	457,000
Administration City/CDA	<u>500,000</u>
	\$4,557,000

With all projects, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, legal and other consultant fees, testing, environmental studies, permits, updating City of Whitewater ordinances and plans, judgments or claims for damages, and other expenses are included as project costs.

In the event any of the public works projects are not reimbursable out of the special tax increment finance fund under Wisconsin Statute Section 66.1105, in the written opinion of nationally recognized bond counsel retained by the City of Whitewater for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted here from and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan (this "Plan").

**The City of Whitewater reserves the right to implement only those projects that remain viable as the plan period proceeds.**

Project costs are any expenditures made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and outlined in this Plan. To the extent the costs benefit the City of Whitewater outside the District, a proportionate share of the cost is not a project cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Proration of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments. Project costs will

be diminished by any income, special assessments or other revenues, including user fees or charges.

## 2 EQUALIZED VALUE TEST

The following calculations demonstrate that the City is in compliance with ss.66.1105(4)(g)4c, Wis. Stats., which requires that the equalized value of the proposed Tax Incremental District No. 7 plus the value of all other existing Tax Incremental Districts ("TID's"), does not exceed 12% of the total equalized value of taxable property within the City.

### STEP 1: Calculation of Maximum Equalized Property Value Allowed Within Tax Incremental Districts in the City of Whitewater

Equalized Value (as of January 1, 2007) \$ 574,940,700	x 12%	Maximum Allowable TID Property Value \$ 68,992,884
--------------------------------------------------------------	-------	----------------------------------------------------------

### STEP 2: Calculation of Equalized Property Value Currently Located and Proposed to be Located within Tax Incremental Districts.

Date of Analysis: 8/2/2007



## City of Whitewater

<i>12% Statutory Test for Creation of TID #7</i>		
2006 Total Equalized Valuation of TID #7	\$5,119,700	10.00%
12% of Total Equalized Valuation of TID #7	\$614,384	1.20%
Total 2006 TID Increment	\$5,734,084	11.20%
Remaining Capacity Before TID Creation	\$3,886,784	0.68%
Estimated TID #7 Equalized Valuation of 10/1/07	\$54,450	0.11%
Remaining Capacity After TID Creation	\$3,232,334	0.56%

The equalized value of the base of the proposed new TID #7, plus the value of all other existing Tax Incremental Districts within the city, totals \$65,760,550. This value is less than the maximum of \$68,992,884 in equalized value that is permitted for the City of Whitewater. The City is therefore in compliance with the statutory equalized valuation test and may proceed with this District.



## City of Whitewater

Tax Incremental District #7 - Walcott County  
 Tax Incremental District #10 - Walcott County

**TEST 1** **TEST MET**  
Yes

The equalized value of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of the city

ANALYSIS		
2006 Total Equalized Valuation (TLEV)	\$574,446,700	100.00%
12% of Total Equalized Valuation (TLEV)	\$68,933,604	12.00%
Total 2006 TID Increment	\$15,106,100	2.63%
Estimated Equalized Value of new TID (at 2006)	\$154,460	0.03%
Final Valuation in July, 2007	\$15,260,560	2.66%
Estimated Remaining Capacity after new TID	\$32,002,334	5.56%

YES

**TEST 2** **TEST MET**  
Yes

Newly platted residential portion is limited to no more than 35% of the area of the TID

ANALYSIS		
Area of TID	179.02	100.00%
Area of Newly Platted Residential Portion	31.63	17.67%

YES

**TEST 3** **TEST MET**  
Yes

At least 50% of the land within the TID must be suitable for at least 2 of the following uses:

- Commercial
- Industrial
- Residential

ANALYSIS		
Area of TID	179.02	100.00%
Area of Commercial/Industrial	10.10	5.64%
Area of Residential	13.24	7.39%
Area of Platted Industrial	6.51	3.64%
Total Platted Commercial/Industrial	16.61	9.28%

Commercial/Industrial and Residential  
 50% of the area

**TEST 4** **TEST MET**  
Yes

Project costs for newly platted residential area provide that one of the following applies:

- Housing density of at least 3 units per acre
- Location in a "conservation subdivision"
- Located in a "traditional neighborhood development"

ANALYSIS		
Area of Residential Portion	31.63	
Units Planned in Residential Portion	230	
Units per Acre	7.28	

YES

TID analysis of Whitewater, WI Walcott County, TID #7 and TID #10. Prepared by Land Value Analysis, Inc. (LVA).  
 Note: Analysis prepared by Land Value Analysis, Inc. (LVA) for the City of Whitewater, WI Walcott County.  
 © 2007 Land Value Analysis, Inc.

### **3 ECONOMIC FEASIBILITY STUDY**

The City of Whitewater is located in both Jefferson and Walworth County and is a community of approximately 14,000 in population.

The charts and exhibits on the following pages demonstrate that the City will be able to obtain the funds necessary to implement the updated and amended projects in the Plan and that the revenue from the District will be sufficient to pay for them. Charts I and II on the following pages project, respectively, the City's equalized value, and the full faith and credit borrowing capacity of the City. City financial advisors, Robert W. Baird and Company have provided equalized valuation projections based upon the following methodology:

In addition to general obligation bonds, the City can issue mortgage revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the City that represent service of the system to the City. There is no statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates.

Special assessments may be levied against benefited properties to pay part of the street, curb, gutter, sewer and water extension costs. The City can issue special assessment B Bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's general obligation ("G.O.") debt limit.

The City also has the authority to issue Lease Revenue bonds through a Community Development Authority ("CDA") should this financing vehicle be useful in accomplishing the objectives of the Plan. These obligations are secured by lease payments to be made by the City and are not counted against the City's G.O. debt limit.

Based on the economic characteristics and the financing resources of the City, all projects outlined in this Plan can be financed and are feasible.

#### **DEVELOPMENT ASSUMPTIONS**

The following development projections have been made by the City in consultation with the Walworth County Economic Development Alliance (WCEDA).

The preceding cash flow pro-forma analysis by Robert W. Baird and Company reflects (1) the WCEDA projection based upon maximum development build-out given current City zoning requirements and (2) the minimum required increment to make the proposed TID cash flow.



# 1 STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS

The City of Whitewater proposes the creation of Tax Incremental District No. 8 (the "District") under authority of Wisconsin Statute Section 66.1105 primarily to promote the orderly development of the city. The construction of streets and utilities are needed in order to provide incentives for industrial, commercial and residential mixed-use growth, as well as to stimulate private sector development throughout the TID. The new development, which will occur as a result of the projects undertaken within the District boundaries, will provide the City with additional tax base and provide employment opportunities.

The following is a list of public expenditures that the City expects to implement in conjunction with the District No. 8. Any costs directly or indirectly related to the public works are considered "project costs" and are eligible to be paid with tax increment revenues of the District

Street Construction, Improvements, Amenities& ROW Acquisition	\$2,542,000
Water and Sanitary Sewer Extensions	1,290,000
Land Acquisition	4,560,000
Development Incentives	2,000,000
Site Grading/Development	400,000
Rail Spur Construction	200,000
Administration City/CDA	500,000
Total	\$11,292,000

With all projects, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, legal and other consultant fees, testing, environmental studies, permits, updating City of Whitewater ordinances and plans, judgments or claims for damages, and other expenses are included as project costs.

In the event any of the public works projects are not reimbursable out of the special tax increment finance fund under Wisconsin Statute Section 66.1105, in the written opinion of nationally recognized bond counsel retained by the City of Whitewater for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted here from and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan (this "Plan").

**The City of Whitewater reserves the right to implement only those projects that remain viable as the plan period proceeds.**

Project costs are any expenditures made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and outlined in this Plan. To the extent the costs benefit the City of Whitewater outside the District, a proportionate share of the cost is not a project cost. Costs identified in this Plan are preliminary estimates made

prior to design considerations and are subject to change after planning is completed. Proration of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments. Project costs will be diminished by any income, special assessments or other revenues, including user fees or charges.

## 2 EQUALIZED VALUE TEST

The following calculations demonstrate that the City is in compliance with ss.66.1105(4)(gm)-4c, Wis. Stats., which requires that the equalized value of the proposed Tax Incremental District No. 8 plus the value of all other existing Tax Incremental Districts ("TID's"), does not exceed 12% of the total equalized value of taxable property within the City.

### STEP 1: Calculation of Maximum Equalized Property Value Allowed Within Tax Incremental Districts in the City of Whitewater

Equalized Value (as of January 1, 2007)		Maximum Allowable TID Property Value
\$ 574,940,700	x 12%	\$ 68,992,884

### STEP 2: Calculation of Equalized Property Value Currently Located and Proposed to be Located within Tax Incremental Districts.

Date of Analysis: 8/2/2007



## City of Whitewater

12% Statutory Test for Creation of TID #8		
City Total Equalized Value (TID's)	\$574,940,700	100.00%
12% of City Equalized Value (TID's)	\$68,992,884	12.00%
Total 2006 TID Interest	\$295,169,140	51.35%
<b>Remaining Capacity Before TID Creation</b>	<b>\$3,886,784</b>	<b>0.68%</b>
Estimated TID #8 Equalized Value as of 8/2/07	1,114,199	0.19%
<b>Remaining Capacity After TID Creation</b>	<b>\$3,767,589</b>	<b>0.66%</b>

The equalized value of the base of the proposed new TID #8, plus the value of all other existing Tax Incremental Districts within the city, totals \$65,225,285. This value is less than the maximum of \$68,992,884 in equalized value that is permitted for the City of Whitewater. The City is therefore in compliance with the statutory equalized valuation test and may proceed with this District.



## City of Whitewater

### TID Incremental District #1 - Jefferson County

#### Tests for Final Just TID Requirement

**TEST 1** **TEST MET**  
Yes

The equalized value of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of the city

ANALYSIS	
2006 Total Equalized Valuation (TID Inc)	\$574,940,300 100.00%
1% of Total Equalized Valuation (TID Inc)	\$57,494,030 10.00%
Total 2006 TID Increment	17,116,100 11.42%
Estimated Equalized Value of new TID Inc. of 11.42%	\$112,165 0.02%
Total 2006 Equalized Valuation TID	\$592,056,400 11.24%
<b>Estimated Remaining Capacity after new TID</b>	<b>\$3,767,699</b>

Yes

**TEST 2** **TEST MET**  
Yes

Newly platted residential portion is limited to no more than 30% of the area of the TID

ANALYSIS	
Area of TID	476,211.00 sq. ft.
Area of Newly Platted Residential	9,501 2.00%

Yes

**TEST 3** **TEST MET**  
Yes

At least 60% of the land within the TID must be suitable for at least 2 of the following uses:

- Commercial
- Industrial
- Residential

ANALYSIS	
Area of TID	476,211.00 sq. ft.
Area of Commercial Portion	9,501 2.00%
Area of Industrial Portion	41,501 8.72%
Area of Residential Portion	35,001 7.35%
Total of 2 or More Categories	47,003 9.89%

Minimum 60% of land must be suitable for 2 or more categories

**TEST 4** **TEST MET**  
Yes

Project costs for newly platted residential also provide that one of the following applies:

- Housing density of at least 3 units per acre
- Location in a "conservation subdivision"
- Located in a "traditional neighborhood development"

ANALYSIS	
Area of Residential Portion	9.50
Units Planned/Minimum Allowed per Acre	4%
Units per Acre	4.5%

4.5%

(1) Analysis prepared for City of Whitewater's proposed TID #1 in Jefferson County. All figures listed above are estimates prepared by Whitewater County. For more information, please contact the City Engineer at 920.738.2266 or the City Manager at 920.738.2267.

### **3 ECONOMIC FEASIBILITY STUDY**

The City of Whitewater is located in both Jefferson and Walworth County and is a community of approximately 14,000 in population.

The charts and exhibits on the following pages demonstrate that the City will be able to obtain the funds necessary to implement the updated and amended projects in the Plan and that the revenue from the District will be sufficient to pay for them. Charts I and II on the following pages project, respectively, the City's equalized value, and the full faith and credit borrowing capacity of the City. City financial advisors, Robert W. Baird and Company have provided equalized valuation projections based upon the following methodology:

In addition to general obligation bonds, the City can issue mortgage revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the City that represent service of the system to the City. There is no statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates.

Special assessments may be levied against benefited properties to pay part of the street, curb, gutter, sewer and water extension costs. The City can issue special assessment B Bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's general obligation ("G.O.") debt limit.

The City also has the authority to issue Lease Revenue bonds through a Community Development Authority ("CDA") should this financing vehicle be useful in accomplishing the objectives of the Plan. These obligations are secured by lease payments to be made by the City and are not counted against the City's G.O. debt limit.

Based on the economic characteristics and the financing resources of the City, all projects outlined in this Plan can be financed and are feasible.

## **DEVELOPMENT ASSUMPTIONS**

The following development projections have been made by the City in consultation with the Walworth County Economic Development Alliance (WCEDA)

The preceding cash flow pro-forma analysis by Robert W. Baird and Company reflects (1) the WCEDA projection based upon maximum development build-out given current City zoning requirements and (2) the minimum required increment to make the proposed TID cash flow.



DRAFT  
 Date of Analysis: 8/2/2007  
 Scenario 1: Constitution Infringement Based on WCEPA Study

## City of Whitewater Tax Increment District 8 (Mixed-Use) -- Jefferson County Cash Flow Proforma Analysis

**2007-2011**

Year	2007	2008	2009	2010	2011
Value	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000

**Example of a Note**

Example Financing  
 Paved March 3, 2008

Account	2007	2008	2009	2010	2011
<b>Revenues</b>					
Sales Tax	100,000	100,000	100,000	100,000	100,000
Property Tax	200,000	200,000	200,000	200,000	200,000
Other	100,000	100,000	100,000	100,000	100,000
<b>Expenditures</b>					
Operating	150,000	150,000	150,000	150,000	150,000
Capital	100,000	100,000	100,000	100,000	100,000
Debt Service	100,000	100,000	100,000	100,000	100,000
Other	100,000	100,000	100,000	100,000	100,000
<b>Net Change</b>	50,000	50,000	50,000	50,000	50,000

Notes:  
 1. This analysis is based on the information provided by the City of Whitewater.  
 2. The analysis is based on the information provided by the City of Whitewater.  
 3. The analysis is based on the information provided by the City of Whitewater.

Community Development Authority  
Revenue and Expenditures  
2013 Budget

	2011 Actual	2012 Actual	2013 Budget	2013 YTD August	2013 Estimate	2014 Budget
<b>REVENUE</b>						
900-48100-56 Interest Income	43	43	25	78	110	150
900-48600-56 Miscellaneous Income				106	106	250
900-48630-56 Grant Administration - Revenue	6,000	45,000				
900-49262-56 Transfer TID #4 Administration	5,000	5,000				
900-49263-56 Transfer TID #6 Administration			42,688		42,688	45,000
900-49264-56 Transfer TID 910 CDA Program	61,803	61,803	61,803	45,000	61,803	61,803
900-49290-56 City Transfer Income			25,000			30,000
900-49300-56 Fund Balance Applied (Inv.) Dev	117,836	111,846	129,516	45,184	104,707	137,203
<b>Total</b>						

**CDA GENERAL EXPENSES**

	2011 Actual	2012 Actual	2013 Budget	2013 YTD August	2013 Estimate	2014 Budget
900-56500-111 Salaries/Permanent	73,602	79,335	12,480	3,517	7,117	12,500
900-56500-115 Internship program UWW	12,639	3,017	986	582	794	1,200
900-56500-151 Fringe Benefits		9,437	5,000			
900-56500-158 Unemployment Compensation	170	170	1,500	29	600	100
900-56500-210 Professional Development		28,815	71,400	45,731	64,675	88,000
900-56500-211 Consultant Fees	30	800	5,000	1,850	2,500	4,500
900-56500-212 Legal/Professional Services			1,000	550	550	600
900-56500-219 Audit Fees	580	3,175	20,000	8,925	20,000	22,500
900-56500-223 Marketing	5,755	5,733	5,755	6,137	6,137	6,250
900-56500-224 County/Regional Econ Dev	222	6	850	2	100	200
900-56500-225 Mobile Communications/Internet	251	316	800	71	200	200
900-56500-310 Office Supplies	417	335	650	120	150	200
900-56500-311 Postage		345	800		800	300
900-56500-320 Dues		108	275		300	200
900-56500-321 Subscriptions/Books	39	34	2,000		500	250
900-56500-330 Travel Expenses	938	6,035	1,000	275	275	400
900-56500-341 Miscellaneous Expenses						
900-56500-371 Depreciation - Equipment						
<b>Total</b>	96,303	77,771	129,496	57,789	104,699	137,200

FISCAL RESOURCES		2011 ACTUAL	2012 ACTUAL	2013 BUDGET	2013 YTD-AUG	2013 ACT-EST	2014 BUDGET
CDA-Revenues							
Total Revenues		119,823	111,846	129,496	45,184	109,690	137,200
<b>51100</b>	<b>Total</b>	<b>119,823</b>	<b>111,846</b>	<b>129,496</b>	<b>45,184</b>	<b>109,690</b>	<b>137,200</b>
CDA-Expenses							
100	Personnel Services	86,241	31,699	18,466	4,099	13,466	13,466
200-300	Commodities & Other Expenditures	10,063	46,072	111,030	53,689	90,337	123,734
<b>51100</b>	<b>Total</b>	<b>96,304</b>	<b>77,771</b>	<b>129,496</b>	<b>57,789</b>	<b>103,803</b>	<b>137,200</b>

HUMAN RESOURCES		2013	2014
Full Time Equivalent Positions		0.2	0.2

### 2014 MAJOR OBJECTIVES

- 1 Recruit additional businesses to locate in the City. Moderate to high paying jobs are preferred.
- 2 Installation of a fiber network in the Business and Technology Parks.
- 3 Update and expansion of TIF Plans.
- 4 Facilitate additional retail growth.
- 5 Review and expansion of health care needs in the city.
- 6 Development of mid priced housing.
- 7 Review and update of City wide marketing plan.
- 8 Expansion of economic development loan and grant programs.
- 9 Review of hospitality needs (hotel/Restaurants).



2014 Budget  
Community Development Authority-Fd 900  
Revenues & Expenses

**REVENUE**

	DESCRIPTION	2011 ACTUAL	2012 ACTUAL	2013 BUDGET	2013 YTD-AUG	2013 ACT-EST	2014 BUDGET
900.48100.56	Interest Income	33	43	25	78	110	150
900.48600.56	Miscellaneous Income	1,988	-	-	106	109	247
900.49000.56	Grant Administration-Revenue	6,000	-	-	-	-	-
900.40250.56	Transfer-TID #4-Administration	45,000	45,000	-	-	-	-
900.40260.56	Transfer-TID # 6-Administration	5,000	5,000	-	-	5,000	5,000
900.40200.56	Transfer-FD 910-CDA Program	-	-	42,668	-	42,668	45,000
900.40290.56	City Transfer Income	61,803	61,803	61,803	45,000	61,803	61,803
900.49300.56	Fund Balance Applied-(Inc)-Dec	-	-	25,000	-	-	25,000
	<b>Total Income</b>	<b>2,013</b>	<b>2,014</b>	<b>129,496</b>	<b>45,184</b>	<b>109,690</b>	<b>137,200</b>

**CDA GENERAL EXPENSES**

**SECTION NUMBER: 900.56500**

	DESCRIPTION	2011 ACTUAL	2012 ACTUAL	2013 BUDGET	2013 YTD-AUG	2013 ACT-EST	2014 BUDGET
900.56200.111	Salaries/Permanent	73,602	19,335	-	-	-	-
900.56200.111	Internship Program-UJWW	-	-	12,480	3,517	12,480	12,480
900.56200.111	Fringe Benefits	12,639	3,017	986	582	986	986
900.56200.111	Unemployment Compensation	-	9,347	5,000	-	-	-
900.56200.111	Professional Development	170	170	1,500	29	500	100
900.56200.111	Consultant Fees	-	28,815	71,400	35,731	63,000	88,000
900.56200.111	Legal/Professional Services	40	890	5,000	1,850	5,000	4,500
900.56200.111	Audit Fees	-	-	1,000	550	1,000	600
900.56200.111	Marketing	589	3,175	20,000	8,925	12,500	22,500
900.56200.111	County Regional Ethon Day	5,755	5,733	5,755	6,137	6,137	6,250
900.56200.111	Mobile Communications/Internet	722	6	850	2	-	-
900.56200.111	Office Supplies	781	416	800	71	400	200
900.56200.111	Postage	447	345	650	120	200	200
900.56200.111	Dues	-	345	800	-	450	300
900.56200.111	Subscriptions/Books	49	108	275	-	150	200
900.56200.111	Travel Expenses	458	34	2,000	-	500	484
900.56200.111	Miscellaneous Expenses	938	6,035	1,000	275	500	400
900.56200.111	Depreciation-Equipment	113	-	-	-	-	-
	<b>Total CDA General Expenses</b>	<b>96,304</b>	<b>77,771</b>	<b>129,496</b>	<b>57,789</b>	<b>103,803</b>	<b>137,200</b>



October 4, 2013

Pat Cannon  
Community Development Authority  
312 W. Whitewater St.  
Whitewater, WI 53190

Discover Whitewater Series



Dear Pat Cannon,

Thank you for your generous sponsorship of the Inaugural Discover Whitewater Series Half Marathon, Relay, 5K, and Fit Kid Shuffle presented by the Greater Whitewater Committee. Your support is sincerely appreciated.

We had a very successful event with over 560 participants and over 400 volunteers. Because of the success of our event we will be distributing \$5,000 each to the Bethel House, UW-Whitewater Athletics, W3 (local wellness organization), Whitewater Aquatic Center, and the Whitewater Unified school district (to promote academic excellence). We have established a goal of doubling our participation next year.

The participants truly enjoyed the event and felt welcomed by the Whitewater community. Our success would not have been possible without your support and the help of our many volunteers.

We are looking forward to your continued support; our date for next year has been set for September 21<sup>st</sup>, 2014.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Larry D. Kachel'.

Larry D. Kachel  
Chairman  
Greater Whitewater Committee, Inc.

A handwritten signature in blue ink, appearing to read 'Jeffery P. Knight'.

Jeffery P. Knight  
President/CEO  
Greater Whitewater Committee, Inc.



Greater Whitewater Committee Inc



Discover Whitewater Series



Coordinating Committee

Would like to thank the 563 participants who joined us on September 22, 2013 for a successful event.

A special thank you to our race directors, Stacey Kincaid and Melissa Sebastian and to our many sponsors.



**Gold Sponsors**



**Silver Sponsors**



**Bronze Sponsors**



**Water Station Sponsors**

College of Education & Professional Studies  
Commercial Bank  
Culvor's of Whitewater  
Falmhaven Senior Services  
Harrison, Williams & McDonnell, LLP  
Home Lumber  
R R. Walton & Co., LTD.  
Robert Thomas Salon  
The Black Sheep  
Tischer Rentals  
Walgreens  
Whitewater Country Club  
Whitewater Gentle Dentistry

**Course Volunteer Groups**

UWW Cross Country, Track, Gymnastics,  
Swim, Bowling & Wrestling Teams  
High School Cross Country Team  
Members from Whitewater, Jefferson &  
Fort Atkinson  
UWW Facilities Planning  
& Management Team

**Volunteers**

Thank you to the 400+ volunteers and committee members who helped to make this event fun, safe and well organized for participants. A special thank you to the course volunteers, City of Whitewater Police Department, University of Wisconsin-Whitewater Police Department, Jefferson County Sheriff's Department, Walworth County Sheriff's Department, and the medical team volunteers & Whitewater Fire & Rescue for making this a safe event for all!

**Gel Station Sponsor**

Performance Running Outfitters

**Mile Marker Sponsors**

Binning & Dickens Insurance Services, Ltd  
The Brunner Family  
Burness Chevrolet of Whitewater  
Dale's Bootery  
GMA Printing  
Kachel Financial Group  
Kolly Law Office  
Lavelle Industries, Inc  
McCullough's Pharmacy & Gifts  
Olm & Associates  
Soffa & Devitt Attorneys  
Terra Staffing  
Van Gelder Bus Co./Coach USA  
Walmart  
Whitewater Gentle Dentistry

**Volunteer Food Sponsors**

Jimmy John's Gourmet Sandwiches  
Rosa's Pizza  
Topper's Pizza  
Rocky Rococo Pizza and Pasta  
Dalee Water

**Water Station Volunteer Groups**

Bathol House  
Fort Community Credit Union  
Girl Scouts of Whitewater  
Golden State Foods  
WI Army National Guard  
UWW Dance Team  
UWW Women's Basketball Team  
Whitewater High School Girls' Swim Team

**Fit Kid Shuttle Sponsor**

Direct Fitness Solutions

**Pre-Race Dinner Sponsor**

Chartwells

**Post Race Events Volunteers & Sponsors**

Wisconsin Army National Guard  
Kiwanis International - Pancake Breakfast  
Stone School 4-H Club  
Alice in Dairyland  
Face Painting by Deb Brigham-Schmuhl  
Whitewater Aquatic & Fitness Center  
Laketron Pub  
Pepsi  
Canteen

**Expo Participants**

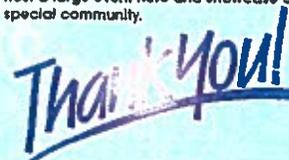
Anytime Fitness  
Rogers Memorial Hospital  
April Gust-Yohanek  
- L'ABRI Skin Care Products  
W3 (Working for Whitewater's Wellness)

**Whitewater Community and School District**

Thank you to the Whitewater Unified School District and their support staff for the use of their facilities. Thank you to all the Whitewater community members for allowing us to host a large event here and showcase our special community.

**Future Discover Whitewater Series Supporters**

Thank you Lowell Hagen from Hagen Trucking for sponsoring the upcoming thank you reception and to Crystal Singer at Whitewater Manufacturing for being the first sponsor to commit to covering a portion of the start up costs for the 2014 Discover Whitewater Series.



Community Development Authority  
Revenue and Expenditures  
2014 Budget

**REVENUE**

	2011 Actual	2012 Actual	2013 Budget	2013 YTD - August	2013 Estimate	2014 Budget
900-48100-56 Interest Income	33	43	25	78	110	150
900-48600-56 Miscellaneous Income				106	106	250
900-48630-56 Grant Administration- Revenue	6,000					
900-49262-56 Transfer TID #4 Administration	45,000	45,000				
900-49263-56 Transfer TID #6 Administration	5,000	5,000				
900-49264-56 Transfer FD 910 CDA Program			42,688		42,688	45,000
900-49290-56 City Transfer Income	61,803	61,803	61,803	45,000	61,803	61,803
900-49300-56 Fund Balance Applied (inc) Dec			25,000			30,000
<b>Total</b>	<b>117,836</b>	<b>111,846</b>	<b>129,516</b>	<b>45,184</b>	<b>104,707</b>	<b>137,203</b>

**CDA GENERAL EXPENSES**

	2011 Actual	2012 Actual	2013 Budget	2013 YTD - August	2013 Estimate	2014 Budget
900-56500-111 Salaries/Permanent	73,602	19,335				
900-56500-115 Internship program UWW			12,480	3,517	7,117	12,500
900-56500-151 Fringe Benefits	12,639	3,017	986	582	794	1,200
900-56500-158 Unemployment Compensation		9,347	5,000			
900-56500-210 Professional Development	170	170	1,500	29	600	100
900-56500-211 Consultant Fees		28,815	71,400	35,731	64,675	88,000
900-56500-212 Legal/Professional Services	40	890	5,000	1,850	2,500	4,500
900-56500-219 Audit Fees			1,000	550	550	600
900-56500-223 Marketing	589	3,175	20,000	8,925	20,000	22,500
900-56500-224 County/Regional Econ Dev	5,755	5,733	5,755	6,137	6,137	6,250
900-56500-225 Mobile Communications/Internet	722	6	850	2	100	
900-56500-310 Office Supplies	781	416	800	71	200	200
900-56500-311 Postage	447	345	650	120	150	200
900-56500-320 Dues		345	800		800	300
900-56500-321 Subscriptions/Books	49	108	275		300	200
900-56500-330 Travel Expenses	458	34	2,000		500	250
900-56500-341 Miscellaneous Expenses	938	6,035	1,000	275	275	400
900-56500-371 Depreciation- Equipment	113					
<b>Total</b>	<b>96,303</b>	<b>77,771</b>	<b>129,496</b>	<b>57,789</b>	<b>104,699</b>	<b>137,200</b>