

Whitewater Community Development Authority  
Meeting Minutes  
Joint meeting with Whitewater City Council  
June 3, 2015

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

The meeting was called to order by Chair Jeffery Knight at 6:00 p.m. The meeting was held at the Innovation Center, Room 105, located at 1221 Innovation Drive, Whitewater, WI 53190

Present: Abbott, Henry, Kachel, Knight, Parker

Absent: Allen, Singer

Elected Officials: Binnie, Kidd, Grady, Stauffer

Also: Cameron Clapper, Doug Saubert, Wallace McDonell, Michele Smith, Patrick Cannon

**2. Hearing of Citizen Comments**

None

**3. Consideration and discussion of Tax Incremental Financing Districts**

**a. Financial status presentation by Brad Viegut, Baird and Associates**

- i. **TIF #4**
- ii. **TIF #5**
- iii. **TIF #6**
- iv. **TIF #7**
- v. **TIF #8**
- vi. **TIF #9**

b. Project plan reviews

c. Marketing Plans for TIF districts

d. Discussion of amending current project plans

Brad Viegut from Baird and Associates provided the members with an over view and forecast for the active TIF Districts.

- a. TIF #4: Still remains as a distressed district. Future projections without any additional growth, shows that the district will retire in 2021. Using some conservative estimates of growth, the district will still retire on 2021.

TIF #5: The projections show some limited growth over the next few years. The district does have a positive balance. The district will be funding a traffic study being completed in 2015.

T#6: The district also has a positive balance. It shows some limited growth projections. No additional expenses are projected at this time.

TIF #7: The district has a loss of value in its base. The district can be amended to adjust for the change in base value.

#8 & #9: These districts are inactive at this time.

- b. Staff gave a brief overview of the currently approved project plans
- c. As part of the development of the districts, staff indicated that marketing of the districts will be an important part of insuring success.
- d. Staff is recommending that the project plans be amended to both update the projected public improvement costs as well as allowing for funding to be used for economic development incentives. The concept of incentives will allow the City to remain competitive with other municipalities.

After careful review, the CDA members recommended that staff begin to draft project amendments for TIF #5 & 6. In addition, staff was to explore the factors that caused the base value to decrease in TIF #7. No recommendations were made for TIFs #8 or 9.

Motion: To direct Staff to review the current TIF plans and formulate potential Project Plan amendments for TIF #5, TIF #6 and TIF #7.

Parker (1); Henry (2)  
Aye: Abbott, Henry, Knight, Parker  
Nay: None  
Abstain: Kachel

**4. Discussion of the \$750,000 CDA payment to assist with funding of the Innovation Center.**

It was noted, that when the financing pro forma for the Innovation Center was discussed and approved, included in the initial funding was a contribution of \$750,000 of UDAG funds from the CDA towards the project. However, no records of any written agreement could be located.

With that in mind, a draft agreement was presented to both bodies for their consideration. Both parties agreed that a written document was needed. After careful discussion, the City Council made the following motion regarding the draft agreement.

*Request the City Clerk to review minutes and documents to see whether a previous agreement could be located, and lacking that, that we (City Council) give conditional approval to this proposed agreement with the change on #5 to insert "Agreement by the City"; deleting interest language not requiring compounding of the interest charges and allowing for the City Council and City Manager to make modifications as necessary.*

Upon passage by the City Council, the CDA took action on the same motion

Knight (1); Kachel (2)  
Aye: Abbott, Henry, Kachel, Knight, Parker  
Nay: None

**5. Future Agenda referrals**

None

**6. Adjourn**

Motion to adjourn CDA meeting at 7:40 pm

Knight (1); Kachel (2)

Aye: All via voice vote (5)

Nay: None

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

Jeffery Knight  
Chairperson

Patrick Cannon  
Recorder