



Whitewater Community Development Authority Board of Directors Meeting Agenda

Date: Thursday January 27, 2022

Time: 5:30 P.M.

Location: Innovation Center

1221 Innovation Drive, Whitewater, WI 53190 in Room #202 or #205

This will be an IN-PERSON MEETING as well as a VIRTUAL MEETING.

Citizens are welcome and encouraged to join us in person,
or via computer, smart phone, or telephone.

Citizen participation is welcome during topic discussion periods.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/82730477436>

Webinar ID: 827 3047 7436

Or Telephone: US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782

Members Present:

Members Excused:

Staff Present:

Guest(s) Present:

AGENDA

1. Administrative Items

- a. Call to Order:
- b. Welcome Statement: Welcome to the Whitewater CDA monthly meeting. Before we begin the meeting this evening, each Commissioner is asked to adjust their camera and microphone, be attentive, actively listen and participate, speak in turn, only speak to items on the Agenda, and not surmise the opinions or ideas of private citizens.
- c. Declaration of Conflict of Interest: Would any member(s) of the Board wish to declare any known conflict of interest with the items presented on today's CDA Board Agenda?
- d. 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.
- e. Approval of Agenda:



f. Approval of Minutes:

- Minutes of December 16, 2021 and January 3, 2022 Monthly Meeting of the Board of Directors.

g. Review and Acknowledge Financial Statements:

- Financials unavailable for December 2021.

2. Action Items:

- a. CDA Board to share 2022 goals of the CDA to be published in annual city report.

3. Updates & Discussion

- a. 206 Cravath Street.
- b. Board Attendance Sheet.
- c. Reminder: 2022 CDA Board Meetings will be held at the Innovation Center, Second Floor, Room 202.
- d. Tech Park Covenants review.
- e. Engagement Letter with CDA attorney.

4. Board Member Requests for Future Agenda Items:

Items 1-10 were carried over from 2021 per Board request.

1. Discuss an agreement between City & CDA for CDA's percentage of US Bank P-Card rebates.
2. Create policy between the CDA and City regarding transfers of residual equity from the CDA to the City.
3. Create policy between the CDA and City regarding procurement.
4. Improvement of physical condition of Lot 9B in the Business Park.
5. CDA Alternative Revenue Streams.
6. Director to visit (virtual/in person) with Whitewater's employers.
7. Add Tax Increment.
8. Recruit Developer that would include a grocery merchant.
9. New Housing.
10. Increase population in the Industrial Park.

5. Adjourn to Closed Session.

Adjourn to closed session per Wisconsin 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" and Wisconsin Statutes § 19.85(1)(c) "Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility."

6. Closed Session Roll Call.

7. Closed Session Items:

Items a. to e. are per Wisconsin Statute 19.85(1)(e)

- a. Commercial Properties a local Whitewater business is requesting a loan from the CDA. Review and consider loan to Commercial Properties.
- b. Review and consider appropriating funds for property improvements to local residential project located on Tratt Street.



Closed Session Items Continued...

- c. Review and consider purchase of private property located on South Street.
 - d. Review partnership with Elkhorn Youth Build.
 - e. Review contract for renovation of interior of the residential structure located at 206 N. Cravath Street, City of Whitewater, WI.
- Item f. is per Wisconsin Statute 19.85(1)(e)**
- f. Considering CDA Executive Director's employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.

8. Reconvene into Open Session.

Reconvene to open session to act on closed session items as needed.

9. Adjournment.



Whitewater Community Development Authority
Board of Directors Meeting
MINUTES
December 16, 2021

Members Present: Jim Allen, Lisa Dawsey-Smith (Virtual), Jon Kachel, Jason Gleason, Miguel Aranda, Patrick Singer (jointed meeting at 6:30 p.m.)

Members Excused: None.

Staff Present: Cathy Anderson (Executive Director), Cameron Clapper (City Manager), Bonnie Miller (CDA Administrative Assistant)

Guest(s) Present: None.

1. Administrative Items

- a. **Call to Order:** Vice-Chair Allen called the meeting to order at 5:32 p.m.
- b. **Welcome Statement:** Welcome to the Whitewater CDA monthly meeting. Before we begin the meeting this evening, each Commissioner is asked to adjust their camera and microphone, be attentive, actively listen and participate, speak in turn, only speak to items on the Agenda, and not surmise the opinions or ideas of private citizens.
- c. **Declaration of Conflict of Interest:** Would any member(s) of the Board wish to declare any known conflict of interest with the items presented on today's CDA Board Agenda?
Board Member Gleason declared a potential conflict of interest as to Item 5(A) due to the existence of a prior business relationship with one or more of the contractors under consideration and advised that he would abstain from voting on the item.
- d. **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. None.

- e. **Approval of Agenda.** Gleason and seconded by Kachel to approve the Agenda as presented. Motion passed by unanimous voice vote. AYES: Allen, Dawsey-Smith, Kachel, Gleason, Aranda; NOES: None; ABSENT: Singer.
- f. **Approval of Minutes:** Moved by Kachel and seconded by Gleason to approve the Minutes of the November 18, 2021 meeting as presented. Motion passed by unanimous voice vote. AYES: Allen, Dawsey-Smith, Kachel, Gleason, Aranda; NOES: None; ABSENT: Singer.
- g. **Review and Acknowledge Financial Statements:** Director Anderson presented a brief overview of the Financial Statements for period ending November 30, 2021. Moved by Gleason and seconded by Kachel to acknowledge the Financial Statements for period ending November 30, 2021 as presented. Motion passed by unanimous voice vote. AYES: Allen, Dawsey-Smith, Kachel, Gleason, Aranda; NOES: None; ABSENT: Singer.

2. **Action Items:**

- a. **Discuss and take action regarding 206 Cravath Street – Exempt Status for 2021 Tax Bill.** Director Anderson provided a brief background regarding the understanding with the City as to tax treatment of this property. This property will be tax-exempt until such time as the CDA utilizes the property for residential rental purposes, at which time, this property would be placed on the tax rolls.
- b. **Review, discuss and act on bi-annual 2022-2023 CDA Budget for Fund 900, Fund 910, 920 and Narratives:** Director Anderson stated that this item is still outstanding and will be brought back at a future meeting for follow-up.

3. **Updates & Discussion**

- a. **Update: Board Attendance Sheet.** Board Attendance sheet was corrected to reflect that Member Aranda was in attendance at both the September 1, 2021 and September 23, 2021 meetings.
- b. **Update: Certified Survey Map No. 4996, Lot 1 Sale to Richter and Lot 2 Sale to PropertyX.** Director Anderson stated that the Certified Survey Map was now complete and the sale of Lot 1 and sale of Lot 2 could not proceed to closing.
- c. **Reminder: 2022 CDA Board Meetings will be held at the Innovation Center, Second Floor, Room 202.** Director Anderson confirmed that beginning in January 2022, all regular or special meetings of the Board of Directors will be held at the Innovation Center at 1221 Innovation Drive in Room 202 on the second floor unless specified otherwise.

4. **Board Member Requests for Future Agenda Items:** Review all remaining items.

- 1. Roles & Responsibilities of the CDA (January 2022 Agenda Item).
- 2. Discuss an agreement between City & CDA for CDA's percentage of US Bank P-Card rebates (Anderson and Clapper).
- 3. Create policy between the CDA and City regarding transfers of residual equity from the CDA to the City (Anderson and Clapper).
- 4. Create policy between the CDA and City regarding procurement (Anderson and Clapper).



5. Improvement of physical condition of Lot 9B in the Business Park (January 2022 Agenda).
 6. Discuss a detention area on Lot 6B with National Guard (item to be removed from this list).
 7. CDA Alternative Revenue Streams.
 8. Director to visit (virtual/in person) with Whitewater's employers.
 9. Add Tax Increment.
 10. Recruit Developer that would include a grocery merchant.
 11. New Housing.
 12. Increase population in the Industrial Park.
 13. CDA Financials 101.
 14. ~~Continue TIF extension & redraw decisions (in process).~~
 15. ~~Update Capital Catalyst Program Manual & Application Materials.~~
 16. ~~Schedule Board Members for WEDA 2021 ED 101 Training for Board Members and Elected Officials.~~ (Completed July 2021) Training scheduled for September 1.
 17. ~~Discuss a marketing strategy for the CDA.~~
 18. ~~Fix the CDA description in the 2021 City Budget Document.~~ (Completed January 2021)
 19. ~~Establish a reno group for 206 E. Cravath.~~ (Completed January 2021)
 20. ~~Create policy between the CDA and City regarding repayment of 2021 CDBG Closeout Program funds from the City.~~ (Completed January 2021)
 21. ~~Land Sale Policy (Finance director Steve Hatton) — Discussion of Policies and Procedures for Land Sale Transactions by the CDA on behalf of the City.~~
 22. CDA Financials 101.
5. **ADJOURN TO CLOSED SESSION.** Adjourn to closed session per Wisconsin 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" and Wisconsin Statutes § 19.85(1)(c) "Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility." Moved by Allen and seconded by Gleason to adjourn to closed session. Motion passed by roll call vote. AYES: Gleason, Allen, Dawsey-Smith, Kachel, Aranda, Singer (joined meeting at 6:30 p.m.); NOES: None; ABSENT: None.
- A. Review and accept contract for demolition of interior of the residential structure located at 206 N. Cravath Street, City of Whitewater, WI.
 - B. Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
6. **RECONVENE INTO OPEN SESSION.** Moved by Gleason and seconded by Kachel to reconvene to open session to act on closed session items as needed. Motion by Singer and seconded by Kachel to approve the demolition of the interior of the home on Cravath Street without removing lathe and plaster on the outside walls and that the final decision on contractor selected will be contingent upon approval of Gleason, Singer and Anderson following review of all the bids submitted. Motion passed by roll call vote 5-0. AYES: Kachel, Dawsey-Smith, Allen, Aranda, Singer; NOES: None; ABSTAIN: Gleason; ABSENT: None.



7. **Adjournment.** Moved by Kachel and seconded by Gleason to adjourn the meeting. Motion passed by unanimous voice vote (6). Meeting adjourned at 7:35 p.m.

Respectfully submitted,
Bonnie Miller, Recorder

Minutes approved at CDA Board Meeting on _____, 2022.

DRAFT



MINUTES – SPECIAL MEETING OF CDA THE BOARD OF DIRECTORS
Monday, January 3, 2022 – 5:30 p.m.
312 W. Whitewater Street, Whitewater, WI 53190

CALL TO ORDER AND ROLL CALL: Called to Order at 5:32 p.m.

Members Present: Jason Gleason, Jim Allen, Patrick Singer, Miguel Aranda, Jon Kachel

Members Excused: Lisa Dawsey Smith

Staff Present: Cathy Anderson (Executive Director), Steve Hatton

1. **APPROVAL OF AGENDA:** Allen/Gleason

2. **ADJOURN TO CLOSED SESSION:** Singer/Aranda

Adjourn to closed session per Wisconsin State Statutes 19.85(1)(e) "Deliberating or negotiating the purchase of public property, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session".

1. Negotiation of façade loan to Bower's House, LLC.

3. **RECONVENE INTO OPEN SESSION:** Allen/Gleason

Reconvene to open session to act on closed session item as needed.

Action: A façade loan was approved to be issued to Bower's House, LLC as part of the Wisconsin Economic Development Corporation's Community Development Investment Grant.

Loan Amount: up to \$75,000.00

Interest Rate: 1.00%

Term: 5 years

Repayment: this loan is deferred for two years after closing.

4. **ADJOURN.**

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



James J. Wawrzyn
jwawrzyn@salawus.com
414-847-6146

January 6, 2022

City of Whitewater Community Development Authority
312 W. Whitewater St.
Whitewater, WI 53190
Attn: Cathy Anderson, Executive Director

Re: Engagement as Legal Counsel

Dear Ms. Anderson:

Thank you for engaging SmithAmundsen, LLC (the “Firm”) to perform legal services on behalf of the Community Development Authority of the City of Whitewater with regard to economic development and governance matters.

The purpose of this letter is to confirm the engagement and describe how we will generally handle this assignment. We ask that you review this carefully and retain a copy for your records. If you have any questions after reading them, please contact us promptly.

Who is our Client?

The Firm will be providing legal services to the Community Development Authority of the City of Whitewater. It is our policy to represent only the entity identified in this letter. Unless specifically stated in this letter, our representation does not extend to any affiliates.

Attorney Assignment

I will have primary responsibility for this engagement. From time to time, I may delegate parts of your work to other lawyers in the Firm, paralegals, and non-legal professionals in order to handle this engagement in a timely and efficient manner.

Scope of Engagement

The Firm’s responsibilities will be to provide legal advice and services in connection with serving as your counsel with regard to economic governance and contract matters. We will confer with you about the scope and extent of the legal work to be performed to properly represent your interests in this matter. While we expect to be able to identify in broad terms the work that is anticipated to be required to handle this engagement, past experience has shown that it is not possible to predict with certainty all future contingencies or to anticipate all future legal services that may or may not be

required because of developments that may be presently unforeseen. We will work toward developing a consensus about the scope of the work to be performed throughout this engagement. However, the final judgment about what is required or not required to be done in order to meet our professional obligations to our client(s), opposing counsel and/or the court under the circumstances of this engagement will be determined in the sole discretion of the Firm.

Limited Liability Company

SmithAmundsen LLC is organized as a limited liability company under Illinois law. We maintain minimum insurance in accordance with court rules. This means every attorney in our firm who either performs or supervises legal services for you will have full professional responsibility and legal liability for those services, in addition to the firm itself. However, individual attorneys in the firm who have no involvement or direct supervisory role in your representation will not have any personal liability for the legal services performed by others in the firm.

Fees and Expenses

For purpose of being compensated for the value of our services, we periodically assign to each lawyer and paralegal professional in our firm an hourly rate, based upon his or her ability, experience, and our professional judgment. For the purposes of this engagement, my rate for legal services rendered is \$250 per hour.

Fees owed for our services will be determined by multiplying the applicable hourly rate for the legal professional performing the work by the amount of time required to perform the tasks or services outlined in our billing invoice. Our billing invoice will itemize the work performed and the amount of time it took to perform each task or service in increments of tenths of an hour. The identity of the legal professional(s) performing each task will be outlined on the invoice.

Our billing rates are subject to change during the course of this engagement. Adjustments in our rates are generally made at the beginning of each calendar year. The hourly rate charged for every lawyer and paralegal assistant that works on your matter will be clearly listed at the bottom of each monthly invoice.

As an adjunct to providing legal services, we may incur a variety of expenses or charges on your behalf, including charges for ancillary support services. You are responsible for the payment of any disbursements made and expenses incurred, pursuant to our billing arrangements. These expenses may include, but are not limited to, charges such as photocopying, faxes, travel, long distance telephone calls, messenger fees, computerized legal research, filing fees, court reporter fees, foreign associate fees, deposition fees, witness fees, charges made by outside investigators, experts, consultants, and other such expenses incurred on your behalf.

Terms of Payment

We generally bill monthly for the legal services, out-of-pocket disbursements and expenses (as set forth above) provided on your behalf during the preceding month. We may request that these expenses or disbursements be advanced by you if the amount is in excess of \$100. These expenses or disbursements are included on our monthly bills, and we make every effort to make sure that these bills are as current as possible. However, some expenses or disbursements are not available until several months after the associated activity has been performed, and these may be billed later. We endeavor to provide as much billing information as you require and in the form you desire it. We are willing to discuss any particular billing format that suits your needs.

Our bills are payable upon receipt. If you fail to pay our bill within sixty (60) days of issuance, the Firm reserves the right to charge interest on the outstanding balance at the rate of 1.0% per month (12% per year) on a case-by-case basis.

Termination of Engagement

You have the right to terminate our engagement at any time. However, terminating the engagement will not relieve you of responsibility for legal fees or disbursements that have already accrued. We have the same right to terminate the engagement at will subject to the provisions of the applicable rules of professional conduct and/or approval of the court, if required.

File Storage & Destruction

You agree that your file may only be stored digitally on a secure electronic server. The documents stored digitally have been saved or scanned into the Firm's server, which is backed up every day.

Once your matter/assignment concludes, we will provide you notice that we are closing your file and we may only keep your file materials electronically. Unless otherwise directed by you, hard copies of documents in your file may be permanently destroyed. Hard copies of file material not destroyed may be sent to offsite storage.

Pursuant to our Firm's Record Retention Policy Applicable to Client Files, absent instruction from you, we typically destroy client files after a matter is closed. If you would like further information on our Record Retention Policy, please let us know.

Acknowledgment

This letter sets out the entire engagement agreement and understanding between the Client and SmithAmundsen, LLC, with respect to the representation and supersedes and cancels any prior

Community Development Authority
January 6, 2022
Page 4

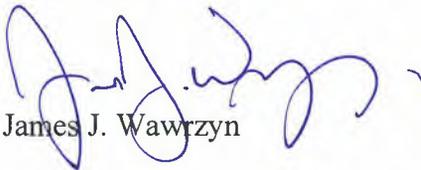
communications, understandings and agreements, both written and verbal, between the parties with respect to the engagement.

We invite you to discuss freely with us any questions you have concerning our relationship. We want our clients to be satisfied with both the quality of our legal work and the reasonableness of the fees we charge for those services. You may choose to seek independent legal advice in determining whether to enter into this engagement, and I will give you a reasonable opportunity to do so.

Please indicate your receipt of this engagement agreement and your approval of the terms of this engagement by signing this letter and returning the executed copy to me for my file. Again, we do not represent you in your legal matter until we are in receipt of your signed copy of this engagement agreement.

We are grateful for the opportunity to work with you in connection with these matters, and it is a privilege to have the opportunity to be of service.

Very truly yours,



James J. Wawrzyn

Terms of engagement approved:

COMMUNITY DEVELOPMENT AUTHORITY OF
THE CITY OF WHITEWATER, WISCONSIN

By:

Cathy Anderson, Executive Director

Date

And By:

Patrick Singer, Chair

Date

CDA COMMISSIONER ATTENDANCE

*Dates are tent:

SEAT	2022	Spec Mtg 1/3/2021	21-Jan	17-Feb	24-Mar	21-Apr	19-May	23-Jun	21-Jul	23-Aug	22-Sep	20-Oct	Nov	Dec
1	Miguel Aranda (In: Sept 2021)													
2	Jason Gleason													
3	Jon Kachel													
4	Open													
5	Patrick Singer (In: April 2021)													
6	James Allen													
7	Patrick Singer													
7	Lisa Dawley-Smith (In: April 2021)													

- Seat 1: 4 yr Term 2022
- Seat 2: 4 yr Term 2023
- Seat 3: 4 yr Term 2023
- Seat 4: 4 yr Term
- Seat 5: 4 yr Term 2025
- Seat 6: Council Rep 2022
- Seat7: Council Rep 2022



U.S. BANK
 P. O. Box 6343
 Fargo, ND 58125-6343

ACCOUNT NUMBER 4485-5900-0570-2788

AMOUNT DUE \$0.00



000001035 01 SP 0.530 106481444890785 P
 CATHY S ANDERSON
 CITY OF WHITEWATER
 312 W WHITEATER ST
 WHITEWATER WI 53190-1940

"MEMO STATEMENT ONLY"
 DO NOT REMIT PAYMENT

MESSAGES:

TRAN DATE	POST DATE	MCC CODE	TRANSACTION DESCRIPTION	REFERENCE #	AMOUNT
12-13	12-14	8999	BIZJTIXPOWER BREAKFAS ACBJ.COM NC	24492151347715423222687	65.00 ✓
12-15	12-16	8111	MEISSNER TIERNEY FISHER N 414-2731300 WI	24559301349900014207599	1,125.00 ✓
12-20	12-21	5968	WISCONSIN REALTORS ASSN 608-2412047 WI	24717051355133552527373	450.20 ✓
12-21	12-22	8398	WEDA HTTPS:// WI	24323001355091001000015	350.00 ✓
12-22	12-23	7221	CANVA* I03277-32816910 HTTPSCANVA.CO DE	24011341356000033989976	1.00 ✓
12-28	12-29	8999	BIZJTIXECONOMIC FOREC ACBJ.COM NC	24492151362719164143102	80.00 ✓
01-03	01-04	2741	MINUTEMAN PRESS-JANESVI 608-7527428 WI	24269752003900010900041	100.00 ✓
01-04	01-05	8398	MID-AMERICA ECONOMIC DEVE 866-4399172 OH	24559302004900010107144	300.00 ✓

CUSTOMER SERVICE CALL 800-344-5696	ACCOUNT NUMBER	4485-5900-0570-2788	ACCOUNT SUMMARY	
	STATEMENT DATE	01/10/22	PURCHASES, FEES & ADJUSTMENTS	\$2,471.20
MANAGING ACCOUNT NUMBER 4485-5945-5564-5652 CONTACT AND ADDRESS CITY OF WHITEWATER KAREN DIETER 312 W WHITEWATER ST PO BOX 690 WHITEWATER, WI 53190			CHECKS/CASH ADVANCES	\$0.00
			DISPUTE AMOUNT	\$0.00
			CREDITS	\$0.00
			STATEMENT TOTAL	\$2,471.20

This is your ticket.
Present this entire page at the event.

Ticket 1 of 1
05853984

Purchased On:
Nov 16, 2021, 8:39am

Single Ticket
Ticket holder: Cathy Anderson

Value:
\$65.00

Fri Dec 10, 2021, 7:30AM - Fri Dec 10, 2021, 9:00AM
Power Breakfast featuring Austin ...
at The Pfister Hotel/Grand Ball...
424 E Wisconsin Ave, Milwaukee, WI 53202, USA

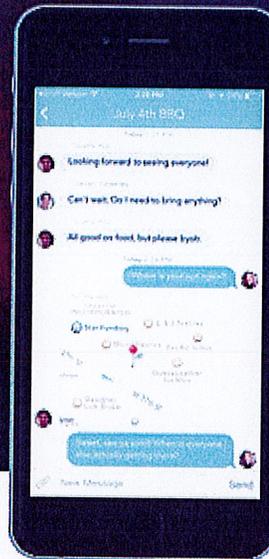


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ALL TICKETS ARE NON-REFUNDABLE

Prob Devel
9100-56500-210
COA

Meissner Tierney Fisher & Nichols, S.C.
 111 E. Kilbourn Avenue, 19th Floor
 Milwaukee, WI 53202-6622
 Telephone: (414) 273-1300
 Facsimile: (414) 273-5840
 EIN No. 39-1165476

Sent Via E-mail:
 Bonnie Miller (BMiller@whitewater-wi.gov)

Bill No. 139769
 Bill Date 12/30/2021
 Account No. 09378-0001

Community Development Authority of Whitewater, WI
 Attn.: Cathy Anderson, Executive Director
 312 W. Whitewater St.
 Whitewater, WI 53190

Economic Development

			HOURS	
12/01/2021	JJW	Finalize initial drafts of Safepro Technologies loan documentation	1.20	
12/02/2021	JJW	Prepare and participate in conference call with Wallace McDonell and Cameron Clapper regarding pending real estate transactions	1.60	
12/03/2021	JJW	Confer with Ben Bolton regarding project description for David & Goliath project	0.30	
12/03/2021	JJW	Confer with Jim Richter regarding property acquisition and timing of construction	0.30	
12/15/2021	JJW	Evaluate Community Development Investment Program application; correspond with Cathy Anderson regarding the same	0.80	
12/15/2021	JJW	Correspond with Chicago Title regarding parcel # /A305000001	0.30	
12/21/2021	JJW	Prepare draft loan agreement for Bower's House LLC	1.40	
12/22/2021	JJW	Finalize drafts related to Bower's House LLC loan	2.20	
12/22/2021	JJW	Develop drafts of documentation for loan to Fine Food Arts LLC	3.80	
12/28/2021	JJW	Develop updates to loan documents for Bower's House LLC	0.40	
12/28/2021	JJW	Develop updates to loan agreements with Fine Food Arts LLC	0.40	
Current Fees			12.70	\$3,175.00

RECAPITULATION

<u>TIMEKEEPER</u>	<u>HOURS</u>	<u>RATE</u>
Wawrzyn, James J	12.70	\$250.00
Total Current Charges		\$3,175.00
Balance Forward from Last Bill(s)		\$4,659.00
Account Adjustments		(\$139.77)
Payment(s)		(\$4,519.23)
Total Balance Due		\$3,175.00

Please send Check by mail to: Meissner Tierney Fisher & Nichols, S.C.
111 E. Kilbourn Avenue, 19th Floor
Milwaukee, Wisconsin 53202-6622

or submit Credit Card payment at: <https://secure.lawpay.com/pages/mtfn/operating>

legal
900.56500.212



Wisconsin REALTORS® Association

(/)

Email Sent to canderson@whitewater-wi.gov

Send Confirmation



Thank you for your order

Thank you for your order.

Hello,
Thank you for placing your order with the Wisconsin REALTORS® Association.
If you have any questions about your order, please contact us at 1-800-279-1972.

Customer Information

Billing Address:

Cathy Anderson (191883)
312 W. Whitewater St. 2nd Floor
Whitewater, WI 53190

Shipping Address:

Cathy Anderson
312 W. Whitewater St
2nd Floor
Whitewater, WI 53190

*Pro Devel
900-56500-210
CSA*

Online Order Confirmation/Receipt #231444

Product Description

Product Description	Quantity	Price	Amount
On Demand RE Sales Pre-license w Book	1		\$345.00
Sales Pre-license Course Book	1		\$59.99
		Subtotal:	\$404.99
		Tax:	\$23.47
		Shipping:	\$21.74
		Total:	\$450.20

Walworth County

Instructions

To access Sales Pre-license On Demand, follow the instructions below:

1. Go to www.wra.org/MyCourses (<http://www.wra.org/MyCourses>)
2. Log in using your WRA website username and password provided in this email. To create or reset these, go to www.wra.org/CreateAccount (<http://www.wra.org/CreateAccount>)
3. Click the "Sales Pre-license Education" link
4. Press the "Click Here to Launch the Course" button
5. You have 6 months from time of purchase to complete your course

In case your plans have changed, please review our Class Rules and Cancellation Policy www.wra.org/CancellationPolicy (<http://www.wra.org/CancellationPolicy>)

Notify the WRA within three (3) working days if there is a problem with this order. All returns subject to approval. Materials must be returned in reusable condition subject to the WRA's discretion. Full refund less a 15% restocking fee and the original freight fee for all approved returns.

By placing this order, you are agreeing to the WRA's Terms & Conditions and Cancellation Policy. Full details are available at www.wra.org/CancellationPolicy (<https://www.wra.org/CancellationPolicy/>) and www.wra.org/TermsAndConditions (<https://www.wra.org/TermsAndConditions/>).



City of Whitewater CDA
Cathy Anderson
312 W. Whitewater St.
Whitewater, Wisconsin
53190
United States
canderson@whitewater-wi.gov

RECEIPT
Date Invoiced: 2021-12-21
Date Paid: 2021-12-21
Invoice #: ER-2021-2732
Member #: 357

2022 Governor's Conference on Economic Development

Item	Quantity	Unit Fee	Fee
Full Conference - Regular Fee (Cathy Anderson)	1	\$350.00	\$350.00
Total			\$350.00
Amount Paid (Credit Card)			\$350.00
Balance Due			\$0.00

Prob Sewel
900.56500.210

Payment is due upon receipt. If you have any questions related to this invoice, please email accounts@weda.org
Thank you for your business!

CSA



Tax Invoice

Invoice Date
December 22, 2021

Invoice no.
03277-32816910

To
Cathy S Ogilvie-Anderson
catmcbeal@yahoo.com
Cathy's team
BAES8op5XSQ

Media items



Simple Calligraphy House with Heart
IAEzTCITwK0 | DAEzS5jf-YI
December 22, 2021

\$1.00

Paid with Visa **** 2788

Total
Total charged

\$1.00
\$1.00

Please retain for your records.
Canva Pty Ltd. ABN 80 158 929 938
110 Kippax St. Surry Hills NSW 2010 Australia
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marketing
900.56500.223
CSA

This is your ticket.
Present this entire page at the event.

Ticket 1 of 1
06264669

Purchased On:
Dec 28, 2021, 8:53am

Single ticket
Ticket holder: Cathy Anderson

Value:
\$80.00



Thu Jan 13, 2022, 11:30AM - Thu Jan 13, 2022, 1:00PM

Economic Forecast 2022

at The Pfister Hotel

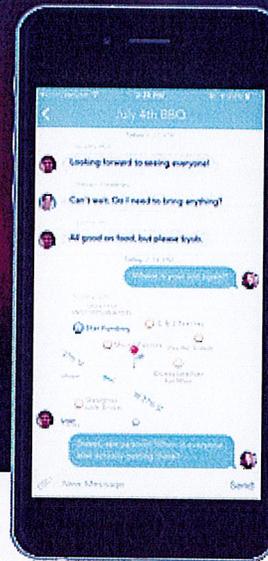
424 E Wisconsin Ave, Milwaukee, WI 53202, USA

Download SquadUP Now

Access your tickets, live event chat and event details

 squadup.com/ios

 squadup.com/android



ALL TICKETS ARE NON-REFUNDABLE

prog. devel

900.56500210

CSA

MINUTEMAN PRESS-JANESVI
303 W MILWAUKEE ST
JANESVILLE, WI 53548
(608)752-7428

SALE

Store: 0812

REF#: 00000004

Batch # 009 REF#: 00000004
01/03/22 RRN: 200318402670
Cust CODE: 1 12:51:58
Trans ID: 302003679184562
APPR CODE: 042857
VISA Chip
*****2788 ***

AMOUNT \$100.00
TIP \$0.00
TOTAL \$100.00

APPROVED

VISA CREDIT
AID: A000000031010
TVR: 00 80 00 80 00
TSE: E8 00

CUSTOMER COPY

nuteman SS.

PRINT & PROMOTE...YOU!

Invoice

Minuteman Press
303 W. Milwaukee Street
Janesville, WI 53548
Phone: 608-752-7428 / Fax: 608-752-0428
Web: www.janesville.minutemanpress.com
E-mail: mmpjvle@minutemanpress.com

Invoice Number 60047
Invoice Date 1/3/2022
P.O. Date 1/3/2022
P.O. Number cathy

Ship to: Cathy Anderson
City of Whitewater
312 W Whitewater Street
PO Box 690
Whitewater, WI 53190

Phone: 262-473-0148



4 Yard Signs (Job 96147)

\$100.00

Invoice Subtotal: \$100.00
Invoice Total: \$100.00

1/3/2022 - Payment (Visa) 2788: (\$100.00)

Balance Due: \$0.00

Tax Exempt ID: CES 051195

marketing
900.56500.223
CSA

Salesperson: Todd
Terms: Net 15 Days

Please pay from this invoice. No statements will be sent. PLEASE READ!! TERMS AND CONDITIONS
A Finance Charge of 1.5% Monthly, 18% Per Annum will be added to any unpaid balance. ANY and ALL
Collection Costs, including, but not limited to, Attorney fees and Court costs will be added.

Cathy Anderson

From: Mid-America Economic Development Council <MAEDC5@wildapricot.org>
Sent: Tuesday, January 4, 2022 2:58 PM
To: Cathy Anderson
Subject: Mid-America Economic Development Council Payment receipt

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



PAYMENT RECEIPT

Date: 04 Jan 2022
Amount: \$300.00
Tender: Wild Apricot Payment

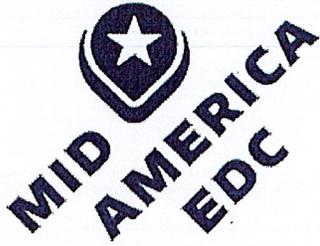
Payment received from:
Cathy Anderson
canderson@whitewater-wi.gov
Whitewater Community Development Authority

Payment for:

Date	Document	
07 Dec 2021	Invoice 02957 Membership renewal. Level: 1. Individual Membership. Renew to 01 Jan 2023	Settled amount \$300.00 Invoice total \$300.00 Due \$0.00

Total settled: \$300.00
Available balance: \$0.00

*4th prog. Services
900-56500-215*



[Back](#)

INVOICE #02957

Payment successful

INVOICE DETAILS

Balance due \$0.00
Amount \$300.00
\$300.00 paid on 04 Jan 2022
Invoice # 02957
Date 07 Dec 2021
Origin Member renewal
1. Individual Membership
Invoiced to Cathy Anderson, Whitewater Community Development Authority
canderson@whitewater-wi.gov

Item	Amount
Membership renewal. Level: 1. Individual Membership. Renew to 01 Jan 2023	\$300.00
Invoice total	\$300.00

UPCOMING EVENTS

No upcoming events

LATEST NEWS

There are no blog posts to display.

CONTACT US

**Mid America Economic
Development Council**
17 South High Street, Suite 200
Columbus, OH 43215
Phone: (866) 439-9172

WCEDA

400 County Road H
Room 105
Elkhorn, WI 53121
262-564-3212
derek@walworthbusiness.com
www.walworthbusiness.com



400 County Road H
Room 105
Elkhorn, WI 53121

Renewal Invoice

BILL TO

City of Whitewater CDA
Attn Cathy Anderson
312 W. Whitewater St
Whitewater, WI 53190

RENEWAL 16275

INVOICE #

DATE 12/07/2021

DUE DATE 01/06/2022

DESCRIPTION	QTY	RATE	AMOUNT
2022 Community Membership Renewal	1	4,554.00	4,554.00

We greatly appreciate your continued support!

BALANCE DUE

\$4,554.00

*Co. ED.
900.56500.222
CDA*

Ho# 18

\$50.00



Knight Barry Title, Inc.
500 Interchange North, Unit 101
Lake Geneva, WI 53147
(262)249-0825

SOURCE OF BUSINESS

MSA Professional Services, Inc.
201 Corporate Dr.
Beaver Dam, WI 53916
9208874242

FILE #: 2116930

ISSUE DATE: December 28, 2021

PROPERTY: 133 N Newcomb St
Whitewater, WI 53190
Walworth County

DESCRIPTION	AMOUNT
Letter Report Fee	50.00
TOTAL AMOUNT: \$ 50.00	

Ho # 18

Prob Ser.
910.56500. 219
COA

James R. Taylor and Sons, Inc.

Three Generations of Quality Work Since 1949

James R. Taylor and Sons
P.O. Box 163
East Troy, WI 53120
Office: 262-642-7970

Whitewater CDA 206 E. Cravath St Whitewater, WI		1/17/2022					
Invoice							
Work Permit	JRT will pull the permits but the cost will be added to the contract price as a change order.						
		Not Needed					
Dumpster	To remain on the job site for the duration of the project. Contractor to use 30 yd. dumpsters.						
Demo Interior of home down to the studs on the first and second floors. Porch, all exterior walls and mechanicals to remain in place for now.							
TOTAL		\$	20,973.00				

Rental Exp.
910. 56500-408
CJA

Rachel Probst

From: Payment Service Network <e-Statements@PaymentServiceNetwork.com>
Sent: Thursday, December 30, 2021 7:21 AM
To: Bonnie Miller
Subject: Your City of Whitewater, WI (Utilities) eBill Statement is Available

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

You have a new eBill from City of Whitewater, WI (Utilities).

Billing Information

NOTE: If you have signed up for Auto-Pay through PSN, your bank or City of Whitewater, WI (Utilities) no action is required. If you would like to view your bill or balance due, please select an option below.

Your utility eBill statement for account **1705400004**, is now ready for viewing.

Due Date: **1/20/2022**

Amount Due: **\$35.81**

Rental
910.50500.408
COA

[View eBill History](#)

[Schedule or Make a Payment](#)

If the links above do not work:

1. Go to www.PaymentServiceNetwork.com and sign in
2. Click on the Online Statements tab to view your current and past eBills
3. Click on the Payment tab to schedule or make a payment

This email has been sent to you because you have requested to receive your statements electronically. If you have questions about your eBill Statement please contact City of Whitewater, WI (Utilities).

If you think you received this in error or you have questions on using eBills and making payments, please contact our payment process provider:

Payment Service Network (PSN)

Customer Service: CustomerService@PaymentServiceNetwork.com

Please do not reply to this message. Use the email above to contact us.



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