

Whitewater Community Development Authority Board of Directors Meeting Agenda

Date: Thursday, February 25, 2021

Time: 5:30 P.M.

Location: Virtual. Due to Coronavirus concerns, this meeting will be virtual (not in person).

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

Please join the meeting from your computer, tablet or smartphone.

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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 for January 28, 2021 Meeting.
- g. Review Preliminary Financial Statements for Period Ending 12/30/2020.

2. Loan Presentations.

February 25 – Scanalytics, Joe Scanlin.
 March 26 – Ideawake/Inventilator, Coby Skonord
 April 22 – iButtonLink, Rob Olson
 May 27 – Slipstream, Choton Basu
 June 24 – Meeper, Liz Eversoll.
 August 26 – Bicyclewise, Liz Sotherland

3. Action Items – None.

4. Updates & Discussion

- a. Commissioner committee appointment updates:
 - i. Jim Allen & Patrick Singer – Finance.
 - ii. Al Stanek – Innovation Center.
 - iii. Bruce Parker – Plan & Architectural Review Commission.
 - iv. Jim Allen & Patrick Singer – Common Council.
- b. Grocery Update.
- c. Annual Report Presentation

5. Future Agenda Referrals:

1. Roles & Responsibilities of the CDA. (Review each item this evening and address how to complete each task – keep or remove?)
2. Schedule board members for WEDA 2021 ED 101 Training for Board Members and Elected Officials.
3. Discuss a marketing strategy for the CDA.
4. ~~Fix the CDA description in the 2021 City Budget Document.~~ (Completed January 2021)
5. ~~Establish a reno group for 206 E. Cravath.~~ (Completed January 2021)
6. Discuss an agreement between City & CDA for CDA's percentage of US Bank P-Card rebates.
7. Create policy between the CDA and City regarding transfers of residual equity from the CDA to the City.
8. Create policy between the CDA and City regarding procurement.
9. ~~Create policy between the CDA and City regarding repayment of 2021 CDBG Closeout Program funds from the City.~~ (Completed January 2021)
10. Land Sale Policy (Finance director Steve Hatton) – Discussion of Policies and Procedures for Land Sale Transactions by the CDA on behalf of the City.
11. Improvement of physical condition of Lot 9B in the Business Park.
12. Discuss a detention area on Lot 6B with National Guard.

13. Update Capital Catalyst Program Manual & Application Materials.
14. CDA Alternative Revenue Streams.
15. Continue TIF extension & redraw decisions.
16. Director to visit (virtual/in person) with Whitewater's employers.
17. Add Tax Increment.
18. Recruitment of a grocery merchant.
19. New Housing.
20. Increase population in the Industrial Park.

7. Adjournment

- a. Motion to Adjourn.

Whitewater Community Development Authority Board of Directors Meeting Minutes

Date: Thursday, January 28, 2021

Time: 5:30 P.M.

Location: Virtual. Due to Coronavirus concerns, this meeting will be virtual (not in person).

Members Present: Patrick Singer, Jim Allen, Al Stanek, Bruce parker, Jason Gleason, Greg Meyer and Jon Kachel (entered the meeting at 6:00 p.m.).

Members Excused: None.

Staff Present: Cathy Anderson (Executive Director), Cameron Clapper (City Manager), Steve Hatton (Finance Director); Bonnie Miller (Administrative Assistant).

Guest(s) Present: Greg Johnson (Ehlers & Associates); Dustin Herte (Blue Line Battery).

1. Administrative Items

- a. Call to Order. The meeting was called to order by Chair Patrick Singer at 5:30 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? - None.
- d. Hearing of Citizen Comments: None.
- e. Approval of Agenda. **Moved by Allen and seconded by Gleason to approve the Agenda. AYES: All by voice vote (6); NOES: None. ABSENT: Kachel.**
- f. Approval of Minutes. **Moved by Allen and seconded by Meyer to approve the December 17, 2020 Meeting. AYES: All by voice vote (6); NOES: None; ABSENT: Kachel.**
- g. Presentation: Director Anderson introduced Greg Johnson of Ehlers Financial Advisors (the CDA's municipal advisors) who offered information with regard to action by the City required in order to seek approval from the Wisconsin Department of Revenue for extension of a Tax Increment District which is available to the City for affordable housing (as defined in the TID Statutes), including timeline and actions necessary. Currently, TID District #4 is ready to close and available for extension. As defined in the TID Statutes, "affordable housing" is defined as a household that costs no more than 30% of a household's gross monthly income. At least 75% of the funds must be used for affordable housing and the remaining funds must be used to improve housing stock. The

Funds can be used anywhere in the community and do not have to be spent within one (1) year. Mr. Johnson also presented information as to the requirements for new TID creation. The presentation concluded with a question and answer period by the Board, including questions from citizens present (see video on City website for entire presentation).

- h. Presentation: Director Anderson introduced Dustin Herte of Blue Line Battery, Inc., a CDA loan recipient doing business out of the Innovation Center, who provided an update with regard to the status of the development of the business over the past year and future plans as they pertain to the City of Whitewater. (See video for entire presentation).
- i. Review checking account "CDA Operating" at First Citizens State Bank recently added to CDA Listing of Accounts. Tabled until the February 2021 meeting.

2. Action Items

- a. Accept the Baker Tilly Internal Controls Assessment. Anderson presented the final draft of the Baker Tilly Internal Controls Assessment. Staff has reviewed and approved the recommendations contained in the Assessment. Member Allen recognized the contribution of Finance Director Hatton in coordination with Baker Tilly to assemble the information need for the assessment. **Moved by Allen and seconded by Gleason to accept the Baker Tilly Internal Controls Assessment as presented. AYES: All by voice vote (7); NOES: None; ABSENT: None.**
- b. Review year-end Residual Fund balance as of November 2020 in Fund 900. Director Anderson provided a brief summary of the matter for acknowledgment by the Board. No action was required.
- c. Review and take action on/acknowledge September 2020 \$23,000 transfer to Fund #200. Anderson provided background as to the \$23,000 transfer as it pertains to marketing in September 2020. **Moved by Allen and seconded by Meyer to adopt the 2020 budget inclusive of the transfer of the sum of \$23,000 from fund 900 to Fund 200. AYES: Singer, Meyer, Gleason, Parker, Kachel, Allen); NOES: Stanek; ABSENT: None.**
- d. Review and take action on Memorandum of Understanding Between the Community Development Authority and the Whitewater Municipal Water Utility Concerning Use and Repayment of Community Development Block Grant Closeout Program Dollars for the construction of a new water tower facility. At the request of the CDA Board, a Memorandum of Understanding was prepared defining the agreement between the CDA and the Whitewater Municipal Water Utility. Jon Kachel requested clarification of the repayment provisions. Hatton stated that this grant would displace whatever the City would be required to issue in bonds for the water tower project spanning 20 years. The CDA Repayment will be front-loaded before any of the bond amortization takes place as a way to return the funds to the CDA as quickly as possible. Once the funds come back to the CDA, there will be no CDBG restrictions as to how the CDA can

utilize the funds pursuant to the Department of Administration CDBG Close Program. Construction of a new water tower would allow the City to take the Starin Park Water Tower (estimated to be 150 years old) off line. Anderson stated that the City will be utilizing four financing vehicles: (1) the CDA CDBG Closeout dollars; (2) new TIF; (3) Public Works Department is applying for its own Community Development Block Grant Infrastructure Program, and (4) bonding out for the remainder. Anderson reminded the Board that if the water tower project is halted, the CDA will not receive repayment of the funds loaned to the Municipal Water Utility. **Moved by Allen and seconded by Meyer to approve the Memorandum of Understanding between the CDA and the Whitewater Municipal Water Utility as presented. AYES: All by voice vote (7); NOES: None. ABSENT: None.**

- e. Extension of Tax Incremental Finance District 4. Director Anderson summarized this extension of Tax Incremental Financing District 4 (TID 4) for an additional year as an opportunity to acquire increment for housing in the sum of approximately \$2 million. Anderson requested that the CDA stand behind extending TIF 4 for one year for the purposes of housing. City Manager Clapper affirmed his support for the measure. Greg Johnson of Ehlers reaffirmed his support of extending TID #4 to gain increment rather than simply closing TID 4 and losing that opportunity and reiterated that there is no time limit on spending the funds. The Common Council will need to draft and pass a resolution supporting the extension and for what general purpose. Chair Singer then opened discussions to include the public. Citizen Larry Kachel requested clarification of the 30% of household income threshold and how the extension would affect the School District. Finance Director Hatton clarified that there would be a significant reduction in levy for the school district during the one year extension. City Manager Clapper commented that this is an opportunity to accumulate dollars that would bring students into the school district. Jon Kachel asked if our ultimate goal was to increase single-family housing. Anderson stated the immediate focus is obtaining the extension funding for the district, with the specifics of the program coming after gathering public input from the various stakeholders. Anderson stated that the deadline for the immediate goal of application for the funding is April 15, 2021. Member Stanek stated his support for the project. **Moved by Stanek and seconded by Meyer that the CDA recommend to the Common Council take the steps necessary to take advantage of the statutory opportunity available to extend TID 4 for affordable housing. AYES: All by voice vote (7); NOES: None; ABSENT: None.**
- f. CDA Board Goals. Anderson referred to the handout stating itemized CDA goals which are updated on a day-to-day basis. Anderson requested direction from the Board as to any item on the list that should be removed and any suggestions of items to be added to the list. Singer stated that he would like to see a statement of more over-arching general goals to be used as guideposts rather than specifics. Anderson stated that she is working on a 2020 Annual Report

which would include a “mission statement” outlining general over-arching goals and will distribute a draft for review and comment by the Board for action at a future meeting.

3. Updates & Discussion

- a. Commissioner committee appointment updates:**
 - i. Finance (Jim Allen & Patrick Singer): Singer reported a brief meeting consisting mostly of TIF discussions.
 - ii. Innovation Center (Al Stanek): Stanek reported integration of the counseling group and the new updated sign to include Pauquette Center and CESA 2.
 - iii. Plan & Architectural Review (Bruce Parker): Parker stated that the city approved changes to the multi-unit development on the West Side of the City which will open up the roadway structure. Clapper stated there are four applicants for the open Planner position set up for phone interviews.
 - iv. Common Council (Jim Allen & Patrick Singer): Singer stated that the TID Extension will be on the next Council Agenda.
- b. Grocery Update.** Anderson stated that she continues to reach out to grocery merchants. She also reached out to Festival Foods who utilizes Instacart for home delivery which has now been expanded to include a large portion of the City of Whitewater. As a result of her inquiry with Instacart, Woodmans will now also be offering delivery to Whitewater. Anderson stated that Kwik Trip will start moving dirt on the two site locations as soon as possible in the Spring, with construction to start in July. Kwik Trip estimated that it takes about three (3) months to get a store up and open.
- c. Estimated Bank Balances After Purchase of 206 Cravath Street and CDBG Closeout.** Anderson updated the Board with bank balances after purchase of 206 Cravath Street and payment of the CDBG Closeout funds to the Department of Administration. A final number for the UDAG Checking Account will be determined after a final number for the CDBG Closeout funds is determined at the end of the month.
 - I. UDAG Checking Account \$227,822.00 (estimated)
 - II. Façade Checking Account \$98,130.42
 - III. CDBG Housing Checking Account \$11,928.00
- d. Setting up final closing date for sale of Lot 4B in the Industrial Park to Thermobuilt.** Anderson reported that the transaction is moving forward and Thermobuilt is in the processing of finalizing details.
- e. Revision of CDA description in the 2021 City Budget Document.** Anderson
- f. Anderson reported that a reno group for 206 E. Cravath Street project consisting of Jason Gleason and Greg Meyer has been established. The 206 E. Cravath Reno Group will provide a monthly update at future Board Meetings.**

5. Future Agenda Referrals:

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15. Continue TIF extension & redraw decisions.
16. Director to visit (virtual/in person) with Whitewater's employers.
17. Add Tax Increment.
18. Recruitment of a grocery merchant.
19. New Housing.

- 7. Adjournment.** Moved by Allen and seconded by Kachel to adjourn. AYES: All by voice vote (7); NOES: None; ABSENT: None. Meeting adjourned at 7:58 p.m.

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2020

ECONOMIC DEVELOPMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
900-48100-56 INTEREST INCOME	.00	.00	400.00	400.00	.0
TOTAL MISCELLANEOUS REVENUE	.00	.00	400.00	400.00	.0
<u>OTHER FINANCING SOURCES</u>					
900-49262-56 TRANSFER-TID #4-ADMINISTRATION	.00	75,000.00	75,000.00	.00	100.0
900-49263-56 TRANSFER-TID #6-ADMINISTRATION	.00	25,000.00	25,000.00	.00	100.0
900-49300-56 FUND BALANCE APPLIED	.00	.00	93,259.29	93,259.29	.0
TOTAL OTHER FINANCING SOURCES	.00	100,000.00	193,259.29	93,259.29	51.7
TOTAL FUND REVENUE	.00	100,000.00	193,659.29	93,659.29	51.6

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2020

ECONOMIC DEVELOPMENT FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>
<u>CDA</u>					
900-56500-111 SALARIES	.00	42,791.76	73,797.36	31,005.60	58.0
900-56500-115 WAGES/PART-TIME/PERMANENT	.00	21,152.13	20,980.54	(171.59)	100.8
900-56500-151 FRINGE BENEFITS	.00	12,206.33	29,454.61	17,248.28	41.4
900-56500-210 PROFESSIONAL DEVELOPMENT	.00	935.00	2,500.00	1,565.00	37.4
900-56500-212 LEGAL SERVICES	.00	2,418.00	10,000.00	7,582.00	24.2
900-56500-215 PROFESSIONAL SERVICES	.00	5,060.60	.00	(5,060.60)	.0
900-56500-219 AUDIT FEES	.00	1,000.00	4,000.00	3,000.00	25.0
900-56500-222 COUNTY/REGIONAL ECON DEV	.00	9,752.00	9,000.00	(752.00)	108.4
900-56500-223 MARKETING	.00	2,821.71	.00	(2,821.71)	.0
900-56500-224 SOFTWARE/HARDWARE MAINTENANCE	.00	3,613.75	2,286.84	(1,326.91)	158.0
900-56500-225 TELECOM/INTERNET/COMMUNICATION	.00	1,180.34	1,313.80	133.46	89.8
900-56500-310 OFFICE & OPERATING SUPPLIES	.00	2,755.81	500.00	(2,255.81)	551.2
900-56500-311 POSTAGE	.00	20.80	200.00	179.20	10.4
900-56500-320 DUES	.00	10.00	.00	(10.00)	.0
900-56500-321 SUBSCRIPTIONS & BOOKS	.00	299.00	500.00	201.00	59.8
900-56500-330 TRAVEL EXPENSE	.00	104.20	1,500.00	1,395.80	7.0
900-56500-341 MISC EXPENSE	.00	2,605.59	.00	(2,605.59)	.0
900-56500-650 TRANSFER-GENERAL FUND	.00	.00	14,626.14	14,626.14	.0
900-56500-651 TRANSFER-FUND 200	.00	23,000.00	23,000.00	.00	100.0
TOTAL CDA	.00	131,727.02	193,659.29	61,932.27	68.0
TOTAL FUND EXPENDITURES	.00	131,727.02	193,659.29	61,932.27	68.0
NET REVENUE OVER EXPENDITURES	.00	(31,727.02)	.00	31,727.02	.0

Report Criteria:

Report type: GL detail

Invoice Detail, GL account = 9001000000-9009999999

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Invoice Number	Invoice Sequence	Invoice GL Account	Invoice Amount
900									
12/20	12/10/2020	91695	8120	FEI WORKFORCE RESILIENCE		S-INV001214	15	900-56500-151	18.60
12/20	12/10/2020	91697	222	FIRST CITIZENS STATE BANK		1776-LOST K	1	900-56500-310	40.00
12/20	12/10/2020	91702	8438	JAMES LEASING LLC		5187	14	900-56500-310	22.05
12/20	12/10/2020	91708	8484	ORANGE WHIP DESIGN LLC		000889_WW	1	900-56500-341	39.00
12/20	12/23/2020	900154	8487	US BANK	OFFICEMAX/DEPOT 6869-C	DECEMBER	293	900-56500-310	15.14-
12/20	12/23/2020	900154	8487	US BANK	KWIK TRIP 38600003863-CA	DECEMBER	294	900-56500-330	30.02
Total 900:									134.53
Grand Totals:									134.53

**CITY OF WHITEWATER
BALANCE SHEET
DECEMBER 31, 2020**

ECONOMIC DEVELOPMENT FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
900-11100 CASH	86,562.88	.00	(24,947.76)	61,615.12
900-18400 OFFICE EQUIPMENT	6,990.00	.00	.00	6,990.00
900-19000 GASB68-WRS NET PENSION ASSETS	(7,254.68)	.00	.00	(7,254.68)
900-19020 GASB68-DEF OUTFLOW EXP/ACT EXP	5,650.29	.00	.00	5,650.29
900-19030 GASB68-DOR CHG IN ASSUMPTIONS	1,222.87	.00	.00	1,222.87
900-19040 GASB68-DEF OUTFLOW EXP/ACT INC	21,592.45	.00	.00	21,592.45
900-19060 GASB68-DEF OUTFLOW CHANGE	70.79	.00	.00	70.79
900-19120 GASB68-CONT AFTER MEASURE DATE	2,204.00	.00	.00	2,204.00
900-19999 GASB68-PENSION CLEARING ACCT	8,362.51	.00	.00	8,362.51
TOTAL ASSETS	125,401.11	.00	(24,947.76)	100,453.35
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
900-21100 ACCOUNTS PAYABLE	1,552.56	.00	3,716.52	5,269.08
900-21106 WAGES CLEARING	380.41	.00	3,062.74	3,443.15
900-22000 ACCUM DEPR - EQUIPMENT	6,842.22	.00	.00	6,842.22
900-29010 GASB 68 WRS EXP & ACT EXP DIFF	9,987.69	.00	.00	9,987.69
900-29020 GASB 68 WRS PROJ & ACT DIFF	10,997.49	.00	.00	10,997.49
900-29030 GASB 68 WRS/DIR-CHANGE-SHARE	21.60	.00	.00	21.60
TOTAL LIABILITIES	29,781.97	.00	6,779.26	36,561.23
<u>FUND EQUITY</u>				
900-34300 PROPRIETARY CAPITAL	95,619.14	.00	.00	95,619.14
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	.00	(31,727.02)	(31,727.02)
BALANCE - CURRENT DATE	.00	.00	(31,727.02)	(31,727.02)
TOTAL FUND EQUITY	95,619.14	.00	(31,727.02)	63,892.12
TOTAL LIABILITIES AND EQUITY	125,401.11	.00	(24,947.76)	100,453.35

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2020

CDA PROGRAMS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDGB LOAN REVENUE</u>					
910-41008-00	CDBG INT-SWEETSPOT-\$41,360	.00	7.50	.00 (7.50)	.0
910-41013-00	CDBG INT-LEARNING DEPOT	.00	1,795.26	.00 (1,795.26)	.0
910-41023-00	CDBG INT-BIKEWISE-\$62,600-4%	.00	1,638.88	.00 (1,638.88)	.0
910-41024-00	CDBG INT-IBUTTONLINK	.00	737.87	.00 (737.87)	.0
910-41025-00	CDBG INT-V2 LEAGUE-\$51,560	.00	1,167.14	.00 (1,167.14)	.0
910-41030-00	CDBG INT-MEEPER \$102,510	.00	10,391.93	.00 (10,391.93)	.0
910-41031-00	CDBG INT-BLUE LINE \$41,460	.00	1,468.55	.00 (1,468.55)	.0
910-41032-00	CDBG INT-BLUE LINE \$50,000	.00	4,499.27	.00 (4,499.27)	.0
910-41033-00	CDBG INT-MEEPER \$82,310	.00	10,973.72	.00 (10,973.72)	.0
	TOTAL CDGB LOAN REVENUE	.00	32,680.12	.00 (32,680.12)	.0
<u>CAPITAL CAT-SEED FUND REV</u>					
910-43006-00	CAPCAT INT-INVENTALATOR	.00	500.00	.00 (500.00)	.0
910-43012-00	CAPCAT INT-INVENTALATOR 77500	.00	500.00	.00 (500.00)	.0
910-43015-00	CAPCAT INT-BLUE LINE	.00	4,329.68	.00 (4,329.68)	.0
	TOTAL CAPITAL CAT-SEED FUND REV	.00	5,329.68	.00 (5,329.68)	.0
<u>MISCELLANEOUS REVENUE</u>					
910-48101-00	INTEREST INC-BUS DEV-101 127	.00	4,540.11	.00 (4,540.11)	.0
910-48102-00	INTEREST INC-ECON DEV 101 020	.00	3,249.95	.00 (3,249.95)	.0
910-48103-00	INTEREST INCOME-FACADE	.00	1,154.76	.00 (1,154.76)	.0
910-48104-00	INTEREST INCOME-HOUSING	.00	141.54	.00 (141.54)	.0
910-48105-00	INTEREST INC-ED DEV 102 023	.00	102.07	.00 (102.07)	.0
910-48106-00	INT INC-MORAINNE VIEW 101 282	.00	18.60	.00 (18.60)	.0
910-48108-00	INTEREST INCOME-SEED FUND	.00	1.74	.00 (1.74)	.0
910-48601-00	MISC INCOME	.00	175.00	.00 (175.00)	.0
910-48605-00	RENTAL INCOME-CROP LEASES	.00	21,123.00	.00 (21,123.00)	.0
910-48700-00	GAIN ON SALE OF LAND	.00	113,524.94	.00 (113,524.94)	.0
	TOTAL MISCELLANEOUS REVENUE	.00	144,031.71	.00 (144,031.71)	.0
<u>OTHER FINANCING SOURCES</u>					
910-49300-56	FUND BALANCE APPLIED	.00	.00 (250,000.00)	(250,000.00)	.0
910-49920-00	TRANS-CITY-TID#4-TO CDAASSETS	.00	.00	250,000.00	250,000.00
	TOTAL OTHER FINANCING SOURCES	.00	.00	.00	.0
	TOTAL FUND REVENUE	.00	182,041.51	.00 (182,041.51)	.0

910.11600 HOUSING RLF / XXX553	Total Deposit	Debit	910-11600	2,200.00	
HO# 1 Payment	Principle	Credit	910-14027	(2,200.00)	Porter Dec 2020 Pymts
HO# 11 Payoff	Principle	Credit	910-14037		
910.11800 ACTION-BUSINESS DEV / XXX127	Total Deposit	Credit	910-11800	(88,660.00)	
Pauquette Center	Principle	Debit	910-13500	88,660.00	1st Installment of Renovations
	Principle	Credit	910-17002		
	Interest	Credit	910-43001-00		
910.11500 CDBG ECON DEV RLF / XXX020	Total Deposit	Debit	910-11500	5,285.03	
960 East Milwaukee, LLC	Principle	Credit	910-13018		
	Interest	Credit	910-41019-00		
	Principle	Credit	910-13018		
	Interest	Credit	910-41019-00		
BikeWise	Principle	Credit	910-13021		
	Interest	Credit	910-41023-00		
Blue Line Battery \$41,460	Principle	Credit	910-13033	(341.55)	December 2020 Pymt ACH
	Interest	Credit	910-41031-00	(116.21)	December 2020 Pymt ACH
Blue Line Battery \$50,000	Principle	Debit	910-13034	(416.36)	December 2020 Pymt ACH
	Interest	Credit	910-41032-00	(152.91)	December 2020 Pymt ACH
IButtonLink	Principle	Credit	910-13013	(1,364.83)	December 2020 Pymt ck 4094
	Interest	Credit	910-41024-00	(36.82)	December 2020 Pymt ck 4094
	Principle	Credit	910-13013		
	Interest	Credit	910-41024-00		
Meeper \$102,510	Principle	Credit	910-13024	(920.09)	December 2020 Pymt ACH
	Interest	Credit	910-41030	(329.43)	December 2020 Pymt ACH
Meeper \$82,310	Principle	Credit	910-13030		
	Interest	Credit	910-41033	(908.78)	December 2020 Pymt ACH
Thermodata	Principle	Credit	910-13002		
	Interest	Credit	910-41029-00		
V2 LEAGUE	Principle	Credit	910-13028		
	Interest	Credit	910-41025-00		
Wallenton	Principle	Credit	910-13009	(558.54)	December 2020 Pymt ACH
	Interest	Credit	910-41013-00	(139.51)	December 2020 Pymt ACH
910.11900-CAP CATALYST-ASSOC. BANK	Total Deposit	Credit	910-11900	-	
Blue Line Battery	Interest	Credit	910-43015-00		
Total Student LLC	Grant	Credit	910-56500-450		

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2020

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	3,550.00	.00	(3,550.00)	.0
910-56500-219 PROFESSIONAL SERVICES	.00	3,766.00	.00	(3,766.00)	.0
910-56500-295 ADMINISTRATIVE EXPENSE	.00	1,594.38	.00	(1,594.38)	.0
910-56500-408 RENTAL EXPENSES	.00	1,467.09	.00	(1,467.09)	.0
910-56500-417 CAP CAT-LOAN LOSS ALLOWANCE	.00	113,800.00	.00	(113,800.00)	.0
910-56500-525 ACTION GRANTS-BUSINESS DEV	.00	15,000.00	.00	(15,000.00)	.0
TOTAL CDA PROGRAMS	.00	139,177.47	.00	(139,177.47)	.0
TOTAL FUND EXPENDITURES	.00	139,177.47	.00	(139,177.47)	.0
NET REVENUE OVER EXPENDITURES	.00	42,864.04	.00	(42,864.04)	.0

**CITY OF WHITEWATER
BALANCE SHEET
DECEMBER 31, 2020**

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE	
<u>ASSETS</u>					
910-11104	PROGRAM ADMIN CK-1ST-XXX023	15,637.22	.00	102.07	15,739.29
910-11106	MORAINÉ VIEW DEV-1ST-XXX282	2,847.82	.00	18.60	2,866.42
910-11500	CDBG-ECON DEV CHK-1ST-XXX020	477,786.14	.00	81,516.88	559,303.02
910-11600	CDBG-HOUSING CHK-1CSB XXX450	32,107.65	.00	(17,978.14)	14,129.51
910-11702	FACADE CKING-1ST CIT- XXX442	176,914.17	.00	1,154.76	178,068.93
910-11800	ACTION-BUS DEV-BUS PARK-XXX127	634,361.28	.00	(172,553.83)	461,807.45
910-11801	ACTION-LAND PURCHASE-XXX127	.00	.00	110,108.94	110,108.94
910-11900	CAP CAT-ASSOC BK XXXXX3734	5,774.67	.00	5,331.42	11,106.09
910-13002	CDBG LOAN-THERMODATA-\$100K	75,038.87	.00	(75,038.87)	.00
910-13009	CDBG LOAN-LEARNING DEPOT	47,875.97	.00	(6,581.34)	41,294.63
910-13012	CDBG LOAN-SWEETSPOT-WEST-41360	1,279.14	.00	(1,279.14)	.00
910-13013	CDBG LOAN-IBUTTONLINK	25,764.35	.00	(16,081.93)	9,682.42
910-13021	CDBG LOAN-BIKEWISE-\$62,600	25,897.01	.00	(2,797.65)	23,099.36
910-13022	CDBG LOAN-EDVIEWRATE-\$102,510	102,510.00	.00	(102,510.00)	.00
910-13024	CDBG LOAN-MEEPER TECH-\$102,510	102,510.00	.00	(4,602.31)	97,907.69
910-13025	CDBG LOAN-MOBILE MESH-\$102,510	102,510.00	.00	(102,510.00)	.00
910-13028	CDBG LOAN-V2 LEAGUE-\$51,560	34,131.64	.00	(34,131.64)	.00
910-13029	CDBG LOAN-MOBILE MESH-\$21,710	21,710.00	.00	(21,710.00)	.00
910-13030	CDBG LOAN-MEEPER-\$82,310	81,332.86	.00	977.14	82,310.00
910-13033	CDBG LOAN-BLUE LINE \$41,460	38,545.32	.00	(4,024.57)	34,520.75
910-13034	CDBG LOAN-BLUE LINE \$51,560	51,560.00	.00	(6,102.18)	45,457.82
910-13499	CDBG LOAN-LOAN LOSS RESERVE	(384,079.00)	.00	384,079.00	.00
910-13500	ACTION-PAQUETTE CTR \$158,320	.00	.00	158,320.00	158,320.00
910-13999	ACTION FUND-LOAN LOSS RESERVE	.00	.00	(53,273.32)	(53,273.32)
910-14000	CDBG HOUSING-MO301	8,220.00	.00	.00	8,220.00
910-14001	CDBG HOUSING-A8416	10,203.84	.00	.00	10,203.84
910-14003	CDBG HOUSING-B935	18,420.02	.00	.00	18,420.02
910-14006	CDBG HOUSING-C932	8,062.00	.00	.00	8,062.00
910-14009	CDBG HOUSING-J8802	10,818.00	.00	.00	10,818.00
910-14011	CDBG HOUSING-M8501	11,000.90	.00	.00	11,000.90
910-14013	CDBG HOUSING-P954	11,000.00	.00	.00	11,000.00
910-14016	CDBG HOUSING-V902	12,504.15	.00	.00	12,504.15
910-14025	CDBG HOUSING-M0801	18,422.00	.00	.00	18,422.00
910-14026	CDBG HOUSING-B0803-0901	34,448.00	.00	.00	34,448.00
910-14027	CDBG HOUSING-HO #1-2012	12,630.00	.00	(5,443.70)	7,186.30
910-14030	CDBG HOUSING-HO#13-2016	8,000.00	.00	.00	8,000.00
910-14031	CDBG HOUSING-HO#4	37,795.00	.00	.00	37,795.00
910-14037	CDBG HOUSING-HO#11	14,671.00	.00	(14,671.00)	.00
910-14038	CDBG HOUSING-HO#14	18,000.00	.00	.00	18,000.00
910-14039	CDBG HOUSING-HO#15	.00	.00	36,815.00	36,815.00
910-15000	CAP CAT-SLIPSTREAM-\$102,500	102,500.00	.00	.00	102,500.00
910-15001	CAP CAT-ROYALTY-DP ELECT-50K	51,500.00	.00	(51,500.00)	.00
910-15002	CAP CAT-ROYALTY-BOMBOARD-100K	104,300.00	.00	(104,300.00)	.00
910-15003	CAP CAT-SLIPSTREAM-\$42,000	42,000.00	.00	.00	42,000.00
910-15004	CAP CAT-MEEPER TECH-\$102,000	102,000.00	.00	.00	102,000.00
910-15006	CAP CAT- ROYAL-INVENT-27.5K	27,500.00	.00	.00	27,500.00
910-15007	CAP CAT-ROYAL-MOBILE MESH-102K	102,000.00	.00	(102,000.00)	.00
910-15010	CAP CAT-ROYAL-KALIBER-\$102,500	102,500.00	.00	(102,500.00)	.00
910-15011	CAP CAT-ROYAL-SCANALYTICS-95K	97,500.00	.00	.00	97,500.00
910-15012	CAP CAT-ROYAL-INVENTALATOR-75K	77,500.00	.00	.00	77,500.00
910-15014	CAP CAT-V2 LEAGUE-\$102,000	102,000.00	.00	(102,000.00)	.00
910-15015	CAP CAT-BLUELINE BATT-\$64,614	64,614.00	.00	.00	64,614.00
910-15017	CAP CAT-BLUELINE BATT-\$36,600	36,600.00	.00	.00	36,600.00
910-15018	CAP CAT-RECRUITCHUTE \$51,050	51,050.00	.00	.00	51,050.00
910-15999	CAP CAT-LOAN LOSS RESERVE	(348,500.00)	.00	348,500.00	.00

**CITY OF WHITEWATER
BALANCE SHEET
DECEMBER 31, 2020**

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
910-17000 UDAG-DP EL RECYCLE-34,600	34,600.00	.00	.00	34,600.00
910-17002 UDAG-SLIPSTREAM-LOC	12,500.00	.00	.00	12,500.00
910-17999 UDAG-LOAN LOSS RESERVE	(47,100.00)	.00	.00	(47,100.00)
910-18000 ADVANCE TO TID #4	500,000.00	.00	(250,000.00)	250,000.00
910-18350 LAND	275,171.53	.00	206,644.79	481,816.32
910-18360 REAL ESTATE	6,087,994.00	.00	137,562.15	6,225,556.15
TOTAL ASSETS	9,484,439.55	.00	117,541.13	9,601,980.68
 LIABILITIES AND EQUITY				
<u>LIABILITIES</u>				
910-22000 ACCUM DEPREC-BUILDING	1,095,838.92	.00	.00	1,095,838.92
910-25100 DUE TO GENERAL FUND	.00	.00	74,677.09	74,677.09
TOTAL LIABILITIES	1,095,838.92	.00	74,677.09	1,170,516.01
 <u>FUND EQUITY</u>				
910-30110 CONTRIBUTED CAPITAL	456,815.37	.00	.00	456,815.37
910-34300 PROPRIETARY CAPITAL	7,867,689.33	.00	(46,013.01)	7,821,676.32
910-34400 RESERVE FOR LAND PURCHASES	.00	.00	110,108.94	110,108.94
910-35000 GENERAL LOAN LOSS RESERVE	64,095.93	.00	(64,095.93)	.00
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	.00	42,864.04	42,864.04
BALANCE - CURRENT DATE	.00	.00	42,864.04	42,864.04
TOTAL FUND EQUITY	8,388,600.63	.00	42,864.04	8,431,464.67
TOTAL LIABILITIES AND EQUITY	9,484,439.55	.00	117,541.13	9,601,980.68

ECONOMIC DEV 101-020 CBDG		ORIGINAL	11/30/2020				12/31/2020	12/31/2020		
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL BALANCE	DIFFERENCE	NOTES
910-13002	CDBG LOAN-THERMODATA-\$100K	\$75,038.87	\$75,038.87	75,038.87	0.00	75,038.87	\$0.00	\$0.00	\$0.00	Written Off
910-13009	CDBG LOAN-LEARNING DEPOT	\$48,947.53	\$41,853.17	558.54	139.51	698.05	\$41,294.63	\$41,294.63	\$0.00	Purchased as Action Fund Loan
910-13012	CDBG LOAN-SWEETSPOK-WEST-41360	\$41,360.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	
910-13013	CDBG LOAN-IBUTTONLINK	\$28,382.79	\$11,047.25	1,364.83	36.82	1,401.65	\$9,682.42	\$9,682.42	\$0.00	Purchased as Action Fund Loan
910-13021	CDBG LOAN-BIKEWISE-\$62,600	\$26,442.66	\$22,026.21	(1,073.15)	1,073.15	0.00	\$23,099.36	\$23,099.36	\$0.00	Purchased as Action Fund Loan
910-13022	CDBG LOAN-EDVIEWRATE-\$102,510	\$102,510.00	\$102,510.00	102,510.00	0.00	102,510.00	\$0.00	\$0.00	\$0.00	Written Off
910-13024	CDBG LOAN-MEEPER TECH-\$102,510	\$102,510.00	\$97,885.14	(22.55)	1,272.07	1,249.52	\$97,907.69	\$97,907.69	\$0.00	Purchased as Action Fund Loan
910-13025	CDBG LOAN-MOBILE MESH-\$102,510	\$102,510.00	\$102,510.00	102,510.00	0.00	102,510.00	\$0.00	\$0.00	\$0.00	Written Off
910-13028	CDBG LOAN-V2 LEAGUE-\$51,560	\$35,038.10	\$29,036.81	29,036.81	0.00	29,036.81	\$0.00	\$0.00	\$0.00	Written Off
910-13029	CDBG LOAN-MOBILE MESH-\$21,710	\$21,710.00	\$21,710.00	21,710.00	0.00	21,710.00	\$0.00	\$0.00	\$0.00	Written Off
910-13030	CDBG LOAN-MEEPER-\$82,310	\$82,310.00	\$74,871.23	(7,438.77)	8,347.55	908.78	\$82,310.00	\$82,310.00	\$0.00	Purchased as Action Fund Loan
910-13033	CDBG LOAN-BLUE LINE \$41,460	\$39,200.59	\$34,862.30	341.55	116.21	457.76	\$34,520.75	\$34,520.75	\$0.00	Purchased as Action Fund Loan
910-13034	CDBG LOAN-BLUE LINE \$51,560	\$51,560.00	\$45,874.18	416.36	152.91	569.27	\$45,457.82	\$45,457.82	\$0.00	Purchased as Action Fund Loan
910-13028	CDBG LOAN-SOLOMO-\$102,510	\$0.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	Principle written off as bad debt as of 12-31-2018
910-13032	CDBG LOAN-JCIB-\$87,894	\$0.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	Principle written off as bad debt as of 12-31-2018
Grey shaded items -must create or maintain jobs										
TOTALS		\$757,520.54	\$659,225.16	324,952.49	11,138.22	336,090.71	\$334,272.67	\$334,272.67	\$0.00	

ACTION FUND 101-127		ORIGINAL	11/30/2020				12/31/2020	12/31/2020		
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance	DIFFERENCE	NOTES
910-17000	UDAG-DP EL RECYCLE-34,600	\$34,600.00	\$34,600.00	0.00	0.00	0.00	\$34,600.00	\$34,600.00	\$0.00	Delq from May 2014-no payments to date
910-17002	UDAG-SLIPSTREAM-LOC	\$12,500.00	\$12,500.00	0.00	0.00	0.00	\$12,500.00	\$12,500.00	\$0.00	
910-13500	ACTION-PAQUETTE CTR \$158,320	\$88,660.00	\$88,660.00	(69,660.00)	0.00	(69,660.00)	\$158,320.00	\$158,320.00	\$0.00	
TOTALS		\$135,760.00	\$135,760.00	(69,660.00)	0.00	(69,660.00)	\$205,420.00	\$205,420.00	\$0.00	

CAPITAL CATALYST-ASSOC BANK		ORIGINAL	11/30/2020				12/31/2020	12/31/2020		
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance	DIFFERENCE	NOTES
910-15000	CAP CAT-SLIPSTREAM-\$102,500	\$102,500.00	\$102,500.00	0.00	0.00	0.00	\$102,500.00	\$102,500.00	\$0.00	interest only
910-15001	CAP CAT-ROYALTY-DP ELECT-50K	\$51,500.00	\$51,500.00	51,500.00	0.00	51,500.00	\$0.00	\$0.00	\$0.00	Written Off
910-15002	CAP CAT-ROYALTY-BOMBOARD-100K	\$104,300.00	\$104,300.00	104,300.00	0.00	104,300.00	\$0.00	\$0.00	\$0.00	Written Off
910-15003	CAP CAT-SLIPSTREAM-\$42,000	\$42,000.00	\$42,000.00	0.00	0.00	0.00	\$42,000.00	\$42,000.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15004	CAP CAT-MEEPER TECH-\$102,000	\$102,000.00	\$102,000.00	0.00	0.00	0.00	\$102,000.00	\$102,000.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15006	CAP CAT-ROYAL-INVENT-27.5K	\$27,500.00	\$27,500.00	0.00	0.00	0.00	\$27,500.00	\$27,500.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15007	CAP CAT-ROYAL-MOBILE MESH-102K	\$102,000.00	\$102,000.00	102,000.00	0.00	0.00	\$0.00	\$0.00	\$0.00	Written Off
910-15010	CAP CAT-ROYAL-KALIBER-\$102,500	\$102,500.00	\$102,500.00	102,500.00	0.00	0.00	\$0.00	\$0.00	\$0.00	Written Off
910-15011	CAP CAT-ROYAL-SCANALYTICS-95K	\$97,500.00	\$97,500.00	0.00	0.00	0.00	\$97,500.00	\$97,500.00	\$0.00	annual net revenue royalty-first payment due October 2016
910-15012	CAP CAT-ROYAL-INVENTALATOR-75K	\$77,500.00	\$77,500.00	0.00	0.00	0.00	\$77,500.00	\$77,500.00	\$0.00	First payment received 08-21-2018
910-15014	CAP CAT-V2 LEAGUE-\$102,000	\$102,000.00	\$102,000.00	102,000.00	0.00	0.00	\$0.00	\$0.00	\$0.00	Written Off
910-15015	CAP CAT-BLUELINE BATT-\$64,614	\$64,614.00	\$64,614.00	0.00	0.00	0.00	\$64,614.00	\$64,614.00	\$0.00	
910-15017	CAP CAT-BLUELINE BATT-\$36,600	\$36,600.00	\$36,600.00	0.00	0.00	0.00	\$36,600.00	\$36,600.00	\$0.00	
910-15018	CAP CAT-RECRUITCHUTE \$51,050	\$51,050.00	\$51,050.00	0.00	0.00	0.00	\$51,050.00	\$51,050.00	\$0.00	
910-15005	CAP CAT-SOLOMO-\$102,000	\$102,000.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	Principle written off as bad debt as of 12-31-2018
NOTES										
TOTALS		\$1,165,564.00	\$1,063,564.00	462,300.00	0.00	155,800.00	\$601,264.00	\$601,264.00	\$0.00	

Advance to TID #4		ORIGINAL	11/30/2020				12/31/2020	12/31/2020		
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance	DIFFERENCE	NOTES
910-18000	ADVANCE TO TID #4	\$750,000.00	\$250,000.00	0.00	0.00	0.00	\$250,000.00	\$250,000.00	\$0.00	
TOTALS		\$750,000.00	\$250,000.00	0.00	0.00	0.00	\$250,000.00	\$250,000.00	\$0.00	

HOUSING		ORIGINAL	11/30/2020				12/31/2020	12/31/2020		
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance	DIFFERENCE	Current
910-14000	CDBG HOUSING-MO301	\$8,220.00	\$8,220.00	0.00	0.00	0.00	\$8,220.00	\$8,220.00	\$0.00	
910-14001	CDBG HOUSING-A8416	\$10,203.84	\$10,203.84	0.00	0.00	0.00	\$10,203.84	\$10,203.84	\$0.00	
910-14003	CDBG HOUSING-B935	\$18,420.02	\$18,420.02	0.00	0.00	0.00	\$18,420.02	\$18,420.02	\$0.00	
910-14006	CDBG HOUSING-C932	\$8,062.00	\$8,062.00	0.00	0.00	0.00	\$8,062.00	\$8,062.00	\$0.00	
910-14009	CDBG HOUSING-J8802	\$10,818.00	\$10,818.00	0.00	0.00	0.00	\$10,818.00	\$10,818.00	\$0.00	
910-14011	CDBG HOUSING-M8501	\$11,000.90	\$11,000.90	0.00	0.00	0.00	\$11,000.90	\$11,000.90	\$0.00	
910-14013	CDBG HOUSING-P954	\$11,000.00	\$11,000.00	0.00	0.00	0.00	\$11,000.00	\$11,000.00	\$0.00	
910-14016	CDBG HOUSING-V902	\$12,504.15	\$12,504.15	0.00	0.00	0.00	\$12,504.15	\$12,504.15	\$0.00	
910-14025	CDBG HOUSING-M0801	\$18,422.00	\$18,422.00	0.00	0.00	0.00	\$18,422.00	\$18,422.00	\$0.00	
910-14026	CDBG HOUSING-B0803-0901	\$34,448.00	\$34,448.00	0.00	0.00	0.00	\$34,448.00	\$34,448.00	\$0.00	
910-14027	CDBG HOUSING-HO #1--2012	\$12,630.00	\$9,386.30	2,200.00	0.00	0.00	\$7,186.30	\$7,186.30	\$0.00	
910-14030	CDBG HOUSING-HO#13-2016	\$8,000.00	\$8,000.00	0.00	0.00	0.00	\$8,000.00	\$8,000.00	\$0.00	
910-14031	CDBG HOUSING-HO#4	\$37,795.00	\$37,795.00	0.00	0.00	0.00	\$37,795.00	\$37,795.00	\$0.00	
910-14037	CDBG HOUSING-HO#11	\$14,671.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	
910-14038	CDBG HOUSING-HO#14	\$14,671.00	\$18,000.00	0.00	0.00	0.00	\$18,000.00	\$18,000.00	\$0.00	
910-14039	CDBG HOUSING-HO#15	\$21,090.00	\$36,815.00	0.00	0.00	0.00	\$36,815.00	\$36,815.00	\$0.00	
TOTALS		\$ 251,955.91	\$ 253,095.21	2,200.00	0.00	0.00	\$ 250,895.21	\$ 250,895.21	\$ -	

Account Name	CDA Operating	Prog Admin Checking	Moraine View Checking	CDBG Checking	Action Bus Dev (UDAG) Checking	Façade Checking	CDBG Housing	Capital Cat Checking
Fund Account Number	Fund 900	Fund 910 xxx-023	Fund 910 xxx-282	Fund 910 xxx-020	Fund 910 xxx-127	Fund 910 xxx-442	Fund 910 xxx-450	Fund 910 xxxxxx3734
Bank	1st Citizens	1st Citizens	1st Citizens	1st Citizens	1st Citizens	1st Citizens	1st Citizens	Associated
Interest Rate	0.12%	0.12%	0.12%	0.12%	0.12%	0.12%	0.12%	0.01%
GL Account Number(s)	900-11100	910-11104	910-11106	910-11500	910-11800 910-11801	910-11702	910-11600	910-11900
GL Balance as of:								
01/31/2020	78,874.73	15,659.11	2,851.81	485,023.63	635,249.21	177,161.80	32,152.59	5,775.06
02/29/2020	71,207.56	15,678.60	2,855.36	490,651.33	635,690.05	177,382.35	33,193.68	5,775.43
03/31/2020	66,885.69	15,700.82	2,859.41	497,271.81	657,741.45	177,633.80	12,124.56	5,775.66
04/30/2020	164,409.89	15,716.98	2,862.35	503,707.04	893,495.91	177,816.59	13,137.72	5,775.71
05/31/2020	161,603.71	15,724.98	2,863.81	516,503.31	893,950.49	177,907.06	13,144.40	10,105.47
06/30/2020	156,968.42	15,728.94	2,864.53	523,122.43	801,045.63	177,951.85	11,553.14	10,105.55
07/31/2020	146,459.00	15,731.02	2,864.91	529,680.31	801,151.41	177,975.35	11,554.67	10,105.64
08/31/2020	134,789.00	15,732.89	2,865.25	536,231.90	801,246.67	177,996.51	27,646.24	11,105.73
09/30/2020	101,784.58	15,734.60	2,865.56	542,145.00	801,333.82	178,015.87	27,649.25	11,105.82
10/31/2020	85,069.08	15,736.28	2,865.87	548,057.63	798,003.43	178,034.89	11,927.15	11,105.91
11/30/2020	73,981.02	15,737.75	2,866.14	553,963.35	709,410.77	178,051.47	11,928.26	11,106.00
12/31/2020	61,918.21	15,739.29	2,866.42	559,303.02	571,916.39	178,068.93	14,129.51	11,106.09
Outstanding items								
Current Bank Balance	61,918.21	15,739.29	2,866.42	559,303.02	571,916.39	178,068.93	14,129.51	11,106.09
Difference:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

December 2020 Interest Income

PROGRAM ADMIN CK-1ST-XXX023	910-11104	1.54	December 2020 Interest Income
MORAINÉ VIEW DEV-1ST-XXX282	910-11106	0.28	December 2020 Interest Income
CDBG-ECON DEV CHK-1ST-XXX020	910-11500	54.64	December 2020 Interest Income
ACTION-BUS DEV-BUS PARK-XXX127	910-11800	67.77	December 2020 Interest Income
FACADE CKING-1ST CIT- XXX442	910-11702	17.46	December 2020 Interest Income
CDBG-HOUSING CHK-1CSB XXX450	910-11600	1.25	December 2020 Interest Income
CAP CAT-ASSOC BK XXXXX3734	910-11900	0.09	December 2020 Interest Income
INTEREST INC-ED DEV 102 023	910-48105-00	(1.54)	December 2020 Interest Income
INT INC-MORAINÉ VIEW 101 282	910-48106-00	(0.28)	December 2020 Interest Income
INTEREST INC-ECON DEV 101 020	910-48102-00	(54.64)	December 2020 Interest Income
INTEREST INC-BUS DEV-101 127	910-48101-00	(67.77)	December 2020 Interest Income
INTEREST INCOME-FACADE	910-48103-00	(17.46)	December 2020 Interest Income
INTEREST INCOME-HOUSING	910-48104-00	(1.25)	December 2020 Interest Income
INTEREST INCOME-SEED FUND	910-48108-00	(0.09)	December 2020 Interest Income

Community Development Authority of the City of
Whitewater, Wisconsin

EST. 1972 | 48 Years Strong



ANNUAL REPORT

2020

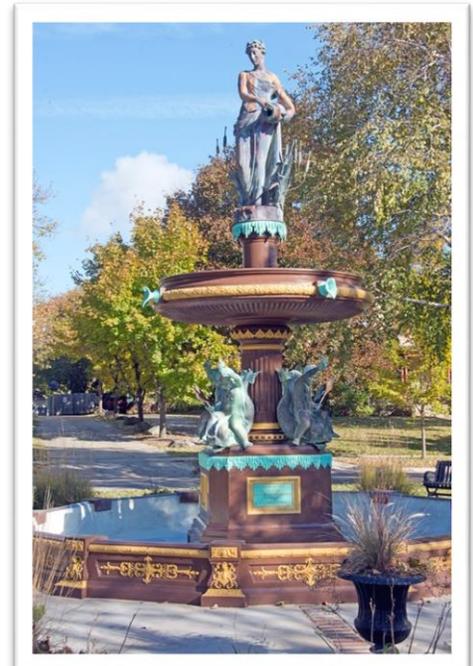
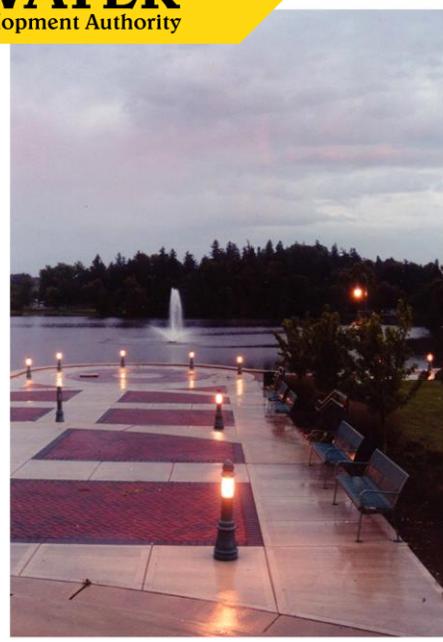
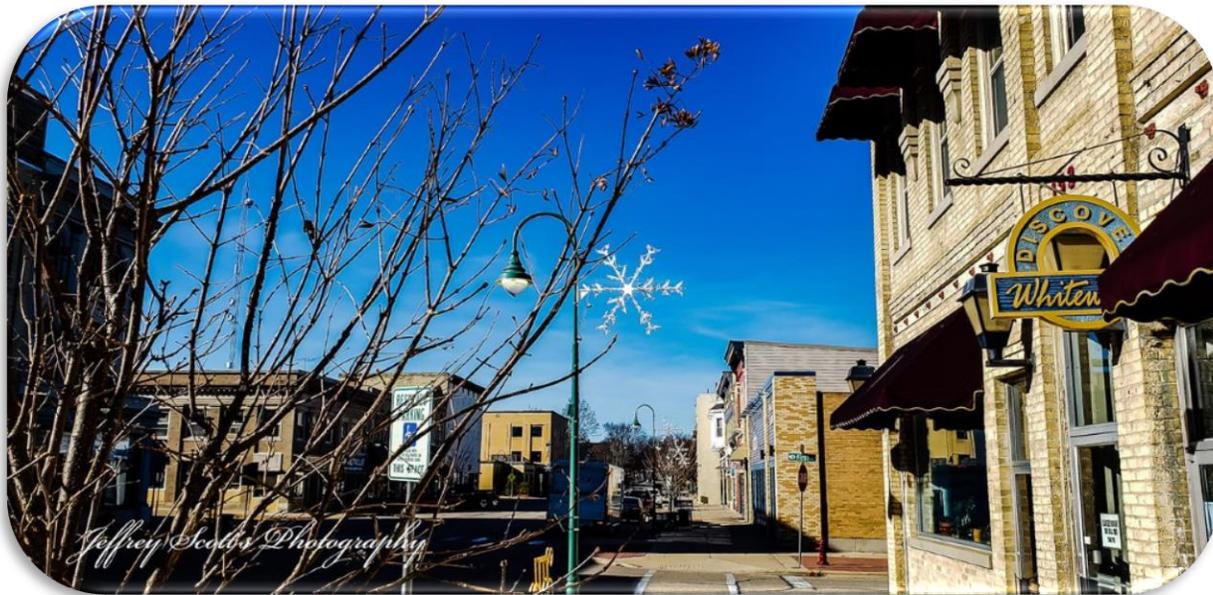


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The Community Development Authority of the City of Whitewater is a separate legal entity within Wisconsin State Statutes led by a Board of Directors in order to promote housing and community development programs, sustainable development, economic opportunity and empowerment of its residents to benefit the entire City of Whitewater.

INTRODUCTION



PATRICK SINGER, WHITEWATER CDA PRESIDENT

As we turn the corner on the year 2020 and all the challenges it provided to our local community, region and the world - we want to focus on the future opportunities that now lay before the Whitewater community.

With renewed energy and the leadership of our new Executive Director, Cathy Anderson, the Whitewater Community Development Authority (CDA), is excited to refocus on its core mission to promote responsive and responsible economic and housing development in our community.

To keep that commitment to the community we want to ensure that these simple guidelines are followed when working to execute our mission.

- Grow and Retain Employment Opportunities
- Deliver Development that Enhances the Value of Property Owners Across the City
- Expand and Diversify Whitewater's Economic Base
- Provide Responsive Resources Available to Businesses and Employers
- Promote Business Development on a Community Wide Basis

If there is ever a need where the CDA can be a partner to you or your business - please do not hesitate to get in contact with us!



CATHY ANDERSON, EXECUTIVE DIRECTOR

As I reflected about how I would summarize 2020, and my short 8 months as the Economic Development Director – I cautioned myself to be mindful and not simply stamp it as a remarkable year; 2020 was so much more than conspicuously unusual. Mother Nature showed us how she can take a simple virus and create a powerful momentous event that spans the globe within weeks.

The COVID-19 pandemic presented a storm of challenges to organizations of every size across the globe. Nothing and no one were exempt. We will remember 2020 for its suffering – people suffered, businesses suffered, people died and businesses shuttered. Human resilience is dynamic. We are able to create blessings from tragedy. This last year we slowed down, took time to ponder, many sought to be introspective, to look for opportunity, even reinvent yourself or a business.

Determined to create a robust local economy where all can thrive, the CDA office served over 100 local businesses in 2020. The City as a whole also adopted a strategic framework to guide diversity, equity and inclusion. The CDA is advancing our local business and economic growth placemaking and talent attraction and development by providing our core services.

With last year behind us, and as time goes on, we pivot and pave the way for a more prosperous year.

CDA BOARD OF DIRECTORS

2020 Members

James D. Allen
Common Council Representative
 215 East Clay Street, Unit #42
 Phone: 920-728-0626
 Term Expires: 2021

Bruce Parker
Plan & Architectural Review Board Rep.
 708 South Wisconsin Street
 Phone: 262-903-9443
 Term Expires: 2020

Jon Kachel
Citizen Member
 1690 Mound View Place
 Phone: 920-397-0440
 Term Expires: 2023

Albert Stanek
Citizen Member
 415 Douglas Court
 Phone: 608-320-9781
 Term Expires: 2021

Patrick Singer
Common Council Representative
 263 Amber Lane
 Phone: 262-374-0592
 Term Expires: 2021

Jason Gleason, Citizen Member
 324 South Prince St.
 Phone: 715-797-2356
 Term Expires: 2023

Greg Meyer
Citizen Member
 256 Woodland Drive
 Phone: 920-728-4518
 Term Expires: 2022

Staff

Cathy Anderson, Executive Director
 312 W. Whitewater St.
 Whitewater, WI 53190
 262-473-0148
canderson@whitewater-wi.gov

Bonnie Miller, Administrative Assistant
 312 W. Whitewater St.
 Whitewater, WI 53190
 262-473-0149
bmiller@whitewater-wi.gov

This Report has been prepared by Cathy Anderson for informational purposes only, and is presented voluntarily and not legally required. This report does not replace or supersede any other city document. Pictures used in this report are courtesy of Tom Ganser, Jeffery Scott, and City of Whitewater.



TO OUR STAKEHOLDERS

Responsibilities

The Whitewater Community Development Authority (CDA) is the Local Economic Development (LED) office that encompasses a range of practices and tools to identify opportunities such as; housing, economic growth, and social and environmental issues to build a healthy, economically viable city. The CDA is the main contact point for planning and development of neighborhoods, housing projects, business growth and development, administration of various loan programs, marketing and growth of the Technology and Business Parks. Community Economic Development (CED) consists of principles and goals based on a grassroots holistic approach to local development where communities choose deliberate actions to influence the local economy and improve the quality of life for its resident.

CDA Staffing

The CDA has two employees, one full-time director and a part-time administrative assistant. Our staffing overhead is entirely funded through levied tax dollars from Tax Increment Finance Districts 4 and 6, and applied fund balance.

CDA Capital Investments

The CDA has outlined an alternate avenue of revenue for 2021 and the future. The CDA is will purchase one home per year that is blighted, and in need of substantial repair. The CDA will remodel the home and keep it in its financial portfolio as income. This program provides the CDA a pathway to financial independence, making the CDA less dependent upon tax dollars. The CDA is also fundraising for an electric type vehicle that will be known as the Community Engagement Vehicle (CEV); this new approach to community engagement through citizen participation, is a means of building/enhancing a sense of culture and placemaking. The goal is to increase awareness, civic engagement, culture and local government transparency.

“If we learn anything from the history of economic development, it is that culture makes all the difference.” - David Landes, Harvard Professor

How are CDA dollars spent?

Our primary focus is the economic health of the whole community. Like any other company, our staffing comprises the majority of our expenditures. Our staffing overhead is entirely funded through levied tax dollars from Tax Increment Finance Districts 4 and 6, and a general fund transfer.

CDA Commitment

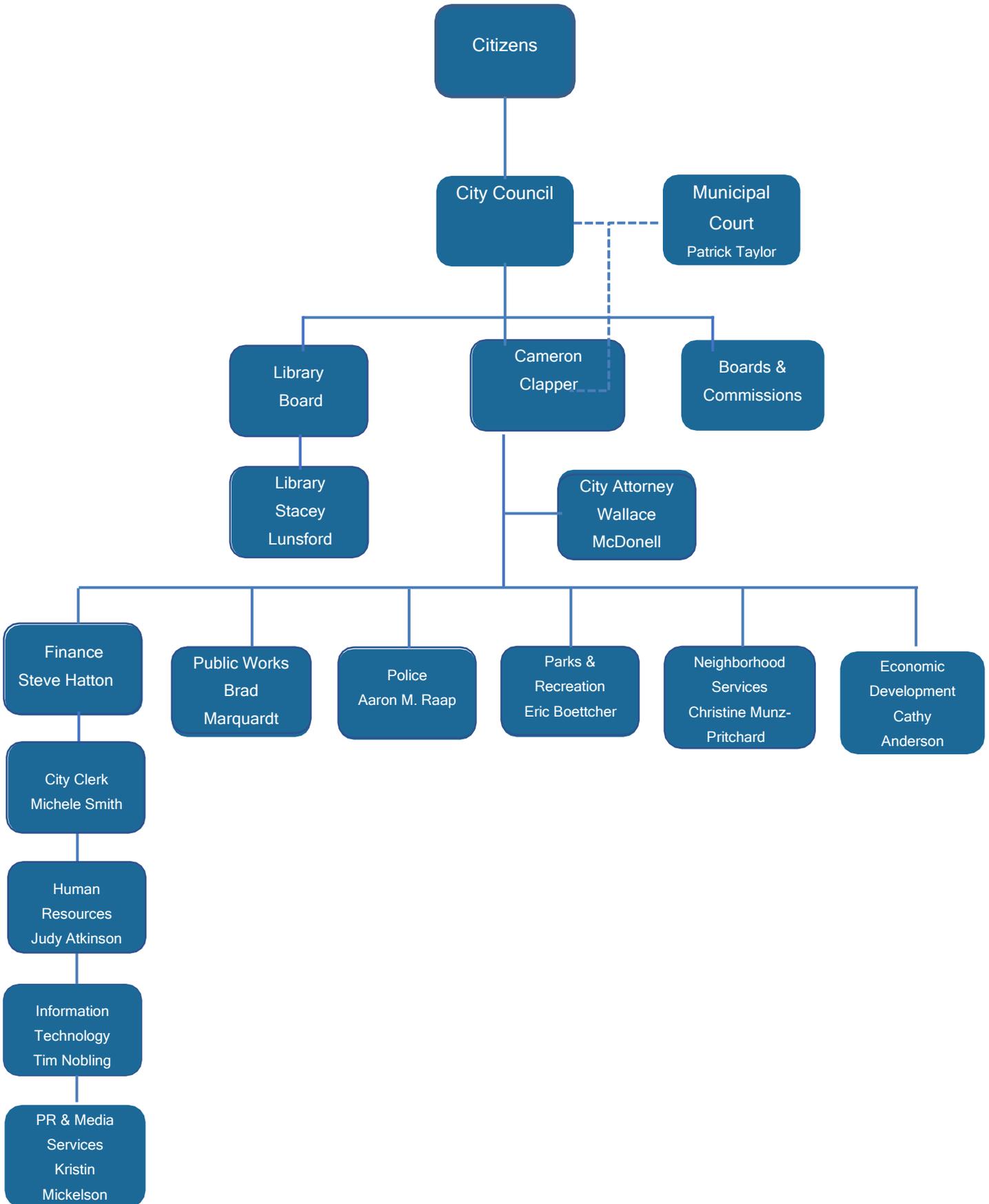
Promoting Growth Through:

- | | |
|-------------------------------|-------------------------|
| • Quality of Life | • Increased Tax Revenue |
| • Business Advocacy | • Regional Marketing |
| • Job Creation | • Place Making |
| • Financial AssistanceCapital | • Physical & Human |

CDA Values

- | | |
|-------------------|---|
| • Dependability | • Commitment |
| • Honesty | • Constancy |
| • Efficiency | • Sustainability & Community Investment |
| • Open-mindedness | |

CITY ORGANIZATIONAL CHART



COMMUNITY PROFILE

POPULATION COMPOSITION

Whitewater population: 14,895

Walworth County: 103,868

Jefferson County population: 84,769

Southeast Wisconsin population: 2,044,919

Southwest Wisconsin population: 1,388,510

Unemployment rate: 8.3% (June 2020)

Age demographic: median age is 21.5 median age in Walworth County is 40.



2010 CENSUS DATA

Socio-Economic Data	Whitewater	Percentage	Wisconsin	Percentage
Population	14,895		5,832,655	
Male	7,553	50.8%	2,851,385	49.7%
Female	7,313	49.2%	2,890,732	50.3%
High School Graduate	1,021	20.6%	1,239,523	32.0%
Associate's Degree	481	9.7%	390,482	10.1%
Bachelor's Degree	934	18.9%	713,858	18.4%
Graduate/Professional Degree	797	16.1%	363,838	9.4%
In Labor Force	8,753	66.3%	3,079,657	67.2%
Employed	8,038	60.9%	2,883,390	62.9%
Unemployed	715	5.4%	193,763	4.2%
Median Age	21.5		39	
Housing Units	5,127		2,641,627	
Occupied Housing Units	4,670	91.1%	2,299,107	87.0%
Owner-Occupied Units	1,464	31.3%	1,547,197	67.3%
Renter-Occupied Units	3,206	68.7%	751,910	32.7%
Median Value of Owner-Occupied Housing	\$168,400		\$165,800	
Households	4,670		2,299,107	
Mean Household Income	\$42,490		\$69,333	
Median Household Income	\$30,173		\$53,357	
Per Capita Income	\$15,027		\$28,340	

COMMUNITY PROFILE



Office Space | Collaboration | Community

The Innovation Center, Wisconsin's first U.S. Green Building Council (USGBC) Leadership in Energy & Environmental Design (LEED) Silver Certified building, provides a home to over 25 companies.

The Innovation Center offers suites ranging from 100 sq. ft. – 5,000 sq. ft. with access to University services.

Time to call Whitewater your business home.

Strategic Location

Madison, WI (45 miles)
 Milwaukee, WI (55 miles)
 Chicago, IL (108 miles)
 Green Bay, WI (144 miles)
 Minneapolis, MN (307 miles)
 Des Moines, IA (333 miles)
 Detroit, MI (389 miles)

Airports

Dane County Regional (MSN), Madison, WI 37.2 miles
 General Mitchell International (MKE), Milwaukee, WI 43.3 miles
 Chicago Rockford International (RFD), Rockford, IL 47.9 miles

Road Access

Whitewater intersects US Highway 12
 US Highway 14 access point at Janesville, WI 17 miles
 Interstate 90/39 access point at Janesville, WI 17 miles
 Interstate 43 access point at Darien, WI 21 miles

Rail Access

Wisconsin & Southern Railroad

Amenities

University of Wisconsin - Whitewater
 Whitewater Innovation Center
 Fort HealthCare
 Mercy Health
 Fairfield Inn & Suites Marriott
 Baymont Inn & Suites

Education

University of Wisconsin - Whitewater
 Whitewater High School
 Whitewater Middle School
 Lakeview, Lincoln and Washington Elementary Schools

COMMUNITY PROFILE

Media Outlets

- *Whitewater Register*
- Whitewater Banner

Local Attractions

- Whitewater Aquatic & Fitness Center
- Treyton's Field of Dreams Baseball Field
- Frawley Family Cravath Lakefront Amphitheater
- University of Wisconsin-Whitewater
- UW-Whitewater Community Engagement Center
- Irvin L. Young Auditorium
- Kettle Moraine State Forest & Ice Age Trail
- Willow Brook Golf Course
- Spring Creek Golf Course
- Cinemas of Whitewater



Utilities:

- Water:** Municipal
- Natural Gas:** WE Energies
- Electrical:** WE Energies
- Sanitary:** Municipal
- Wastewater:** Municipal
- Storm Water:** Municipal
- Internet:** Charter Communications and AT&T
- Telephone:** Charter Communications and AT&T

Zoning

The Whitewater Industrial Park is zoned M-1 General Manufacturing District which accommodates a wide range of industrial uses. For additional information, reference City of Whitewater Code of Ordinances, Title 19, Chapter 19.36 (on the City website) or contact Neighborhood Services.

City/State Incentives

- | | |
|---------------------------------|----------------------------------|
| Land Discount | Business Development Tax Credits |
| Tax Incremental Financing (TIF) | Enterprise Zone Tax Credit |
| Opportunity Zone | Industrial Revenue Bonds |
| New Market Tax Credit | Revolving Loans |

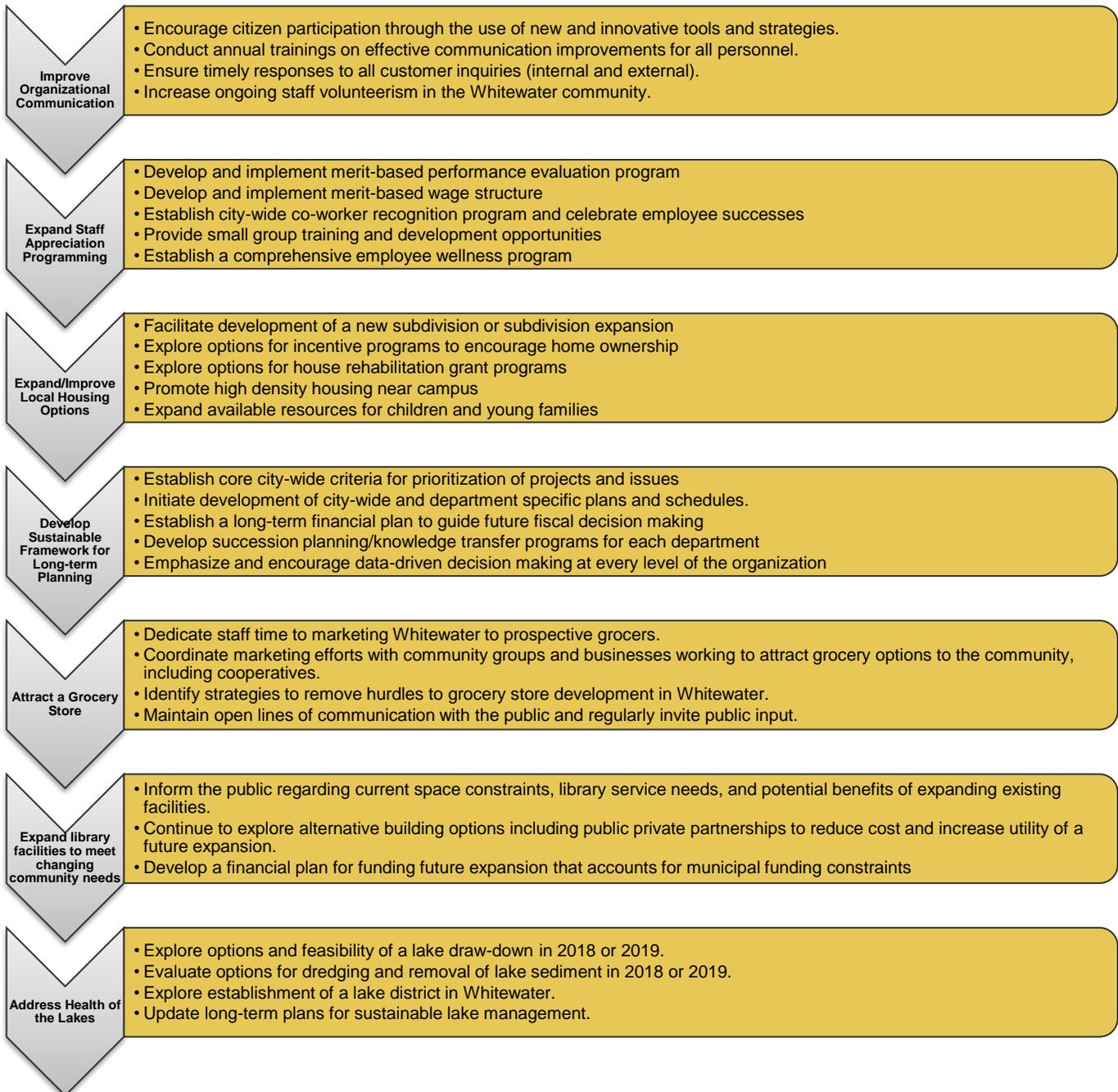
State/Local Taxes

Wisconsin sales tax is 5.0%. The two counties in which Whitewater resides have also adopted a county tax of 0.5%. The corporate tax rate in Wisconsin is 7.90%.

CITY STRATEGIC GOALS & STRATEGIES

Strategic planning and goal setting are processes by which a community can plan for its future. Planning and setting effective goals is an excellent strategy for utilizing limited resources effectively and efficiently. The Community Development Authority, Whitewater Common Council and the City's Management Team meet periodically to set goals for the coming year and to modify existing long-term goals.

The last City Strategic Planning Workshop was held on July 11, 2017. Elected officials and staff together identified current issues facing Whitewater and established a set of goals to address those issues.



WHITEWATER CDA FINANCIAL SUMMARY

FUND BALANCE DETAIL BY FUND

Fund #	Fund Name	2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 BUDGETED	2020 ESTIMATED	2021 BUDGETED	\$ CHANGE FY20/21	% CHANGE FY20/21
900	ECONOMIC DEVELOPMENT FUND	171,279	27,990	95,619	2,360	72,783	19,640	17,280	732.24%
910	CDA PROGRAMS FUND	9,326,465	8,463,888	8,388,601	8,638,601	8,638,601	7,979,533	(659,068)	-7.63%
920	INNOVATION CTR-OPERATIONS	42,836	62,766	61,850	34,173	69,520	69,320	35,147	102.85%
	GRAND TOTAL	29,619,112	30,064,645	33,329,381	33,982,308	34,207,589	35,400,583	1,418,275	4.17%

REVENUES BY FUND

Fund #	DESCRIPTION	2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 ACT-EST	2021 BUDGET	\$ CHNG/BUD FY20/21	% CHNG BUD FY20/21
900	ECONOMIC DEVELOPMENT FUND	190,138	182,325	179,535	193,659	100,000	153,344	(40,316)	-20.82%
910	CDA PROGRAMS FUND	101,288	179,782	81,230	-	168,167	909,068	909,068	100%
920	INNOVATION CTR-OPERATIONS	581,956	601,415	613,565	607,036	378,618	225,226	(381,810)	-62.90%
	TOTAL ALL FUNDS	24,839,785	27,062,628	26,193,439	31,860,792	27,622,713	24,535,151	(7,325,641)	-22.99%

EXPENDITURES BY FUND

Fund #	DESCRIPTION	2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 ACT-EST	2021 BUDGET	\$ CHNG/BUD FY20/21	% CHNG BUD FY20/21
900	ECONOMIC DEVELOPMENT FUND	151,841	328,717	114,976	193,659	142,476	153,344	(40,316)	-20.82%
910	CDA PROGRAMS FUND	311,846	347,731	156,517	-	-	909,068	909,068	100%
920	INNOVATION CTR-OPERATIONS	573,296	581,484	614,480	607,036	578,958	225,226	(381,810)	-62.90%
	TOTAL	25,112,208	25,916,164	22,964,363	31,860,792	31,093,838	24,535,151	(7,325,641)	-22.99%

WHITEWATER CDA FINANCIAL SUMMARY

FUND TYPE SPECIAL REVENUE

ASSOCIATED DEPARTMENT ECOMONIC DEVELOPMENT

FUND DESCRIPTION

FUND 900

The Economic Development Operating Fund (#900) accounts for all economic development activities (excluding Community Development Authority administered programs) for the City of Whitewater. The Executive Director of the Community Development Authority is charged with coordinating and/or executing all City economic development activities. The Director works in partnership with other municipal departments and serves as the main contact point for business growth and development. Together with the City Manager and Community Development Authority, the Director is instrumental in coordinating the creation of, and development in the City's tax increment finance districts (TIDs).

- **Fund Balance** At year-end, any remaining balance will be made available for transfer to the General Fund for general purposes. Expenditures are to be funded first by TIF district contributions, followed by other revenues and lastly by General Fund contributions.
- **Primary Funding Source** is from Tax Incremental Financing (TIF) Districts per their respective project plans with support from the City's General Fund. As growth in TIF district increment value results from economic development efforts, resulting TIF revenue is designated as the primary source of funding to support economic development operations. The General Fund is intended to provide secondary support to ensure economic development activities are adequately funded. As we move towards retirement of existing TIF districts, the City will need to replace existing TIF contributions with additional General Fund revenue until future TIFs are able to support economic development activities. At the time of TIF district retirement, the additional property tax revenue received by the City (previously collected by the TIF district) is expected to be greater than the annual budget necessary to fund economic development operations.

Audit Classification: Governmental, Component Unit.

PERSONNEL SUMMARY

	2017	2018	2019	2020	2021
Executive Director	-	1	1	1	1
Administrative Assistant	-	.4	.5	.5	.5

ECONOMIC DEVELOPMENT SUMMARY

FISCAL RESOURCES	2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 ACT-EST	2021 BUDGET
REVENUES						
Total Revenues	190,138	182,325	179,535	193,659	142,476	153,344
Total	190,138	182,325	179,535	193,659	142,476	153,344
EXPENSES						
100 Personnel & Benefits	50,996	100,442	62,908	124,233	73,234	119,675
200 Professional Services	94,440	54,012	29,082	29,101	23,589	29,800
300 Commodities & Other Exp	6,404	6,423	4,927	2,700	3,013	3,868
600 Miscellaneous Expense	-	167,840	18,060	37,626	42,640	-
800 Capital Outlay	-	-	-	-	-	-
Total	151,841	328,717	114,976	193,659	142,476	153,344
FUND BALANCE	171,279	27,990	96,619	-	72,783	19,640
900-34300 Net Change-Increase/(Decrease)	38,298	(143,289)	(67,629)	-	(22,836)	-

WHITEWATER CDA FINANCIAL SUMMARY

ECONOMIC DEVELOPMENT FUND REVENUE DETAIL

	DESCRIPTION	2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 ACT-EST	2021 BUDGET
900-48100-56	INTEREST INCOME	138	333	413	400	-	200
900-48600-56	MISC INCOME	-	-	-	-	-	-
900-49262-56	TRANSFER-TID #4-ADMINISTRATION	75,000	75,000	75,000	75,000	75,000	75,000
900-49263-56	TRANSFER-TID #6-ADMINISTRATION	25,000	25,000	25,000	25,000	25,000	25,000
900-49290-56	GENERAL FUND TRANSFER	90,000	81,992	79,122	-	19,640	-
900-49300-56	FUND BALANCE APPLIED	-	-	-	93,259	22,836	53,144
	Fund 900 - Ec Dev Income	190,138	182,325	179,535	193,659	142,476	153,344

ECONOMIC DEVELOPMENT FUND EXPENSE DETAIL

	DESCRIPTION	2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 ACT-EST	2021 BUDGET
900-56500-111	SALARIES	44,836	72,667	33,834	73,797	43,516	75,346
900-56500-115	WAGES/PART-TIME/PERMANENT	-	16,397	18,337	20,981	20,639	23,711
900-56500-151	FRINGE BENEFITS	6,160	11,378	6,393	29,455	9,079	20,618
900-56500-158	UNEMPLOYMENT COMPENSATION	-	-	4,345	-	-	-
900-56500-210	PROFESSIONAL DEVELOPMENT	1,302	3,159	2,450	2,500	1,153	2,500
900-56500-211	CONSULTANT FEES	47,231	-	-	-	-	-
900-56500-212	LEGAL SERVICES	9,837	9,660	5,369	10,000	3,500	5,000
900-56500-215	PROFESSIONAL SERVICES	1,670	125	5,187	-	600	5,000
900-56500-219	AUDIT FEES	-	1,200	-	4,000	3,085	4,000
900-56500-222	COUNTY/REGIONAL ECON DEV	8,957	8,967	8,955	9,000	9,027	9,000
900-56500-223	MARKETING	25,173	30,453	3,748	-	2,623	-
900-56500-224	SOFTWARE/HARDWARE MAINTENANCE	-	-	2,134	2,287	2,287	2,358
900-56500-225	TELECOM/INTERNET/COMMUNICATION	271	448	1,238	1,314	1,314	1,942
900-56500-310	OFFICE & OPERATING SUPPLIES	698	406	258	500	1,963	675
900-56500-311	POSTAGE	415	197	83	200	200	200
900-56500-320	DUES	378	-	345	-	-	1,000
900-56500-321	SUBSCRIPTIONS & BOOKS	-	31	503	500	500	100
900-56500-325	PUBLIC EDUCATION	-	-	-	-	-	-
900-56500-330	TRAVEL EXPENSE	3,802	5,192	2,641	1,500	250	1,500
900-56500-341	MISC EXPENSE	1,112	484	747	-	100	393
900-56500-371	DEPRECIATION EXPENSE	-	113	350	-	-	-
900-56500-649	TRANSFER-TO FUND 910	-	73,140	-	-	-	-
900-56500-650	TRANSFER-GENERAL FUND	-	94,700	18,060	14,626	19,640	-
900-56500-651	TRANSFER-FUND 200	-	-	-	23,000	23,000	-
900-56500-805	LAND/REAL ESTATE PURCHASE	-	-	-	-	-	-
	Total CDA General Expenses	151,841	328,717	114,976	193,659	142,476	153,344

WHITEWATER CDA FINANCIAL SUMMARY

FUND TYPE
SPECIAL REVENUE

ASSOCIATED DEPARTMENT
ECONOMIC DEVELOPMENT

FUND DESCRIPTION

FUND 910

The Economic Development Programs Fund (#910) accounts for the revenue and expenses related to the economic development incentives managed by the Community Development Authority. This fund includes money provided in the past by State, Federal and local sources to promote economic development through loans and grants to eligible businesses that retain or create jobs in Whitewater. This fund is not budgeted, but accounts for all revenue and expenditures.

- **Fund Balance** is designated to fund incentives and assistance to businesses that expand facilities, retain or create jobs in Whitewater.
- **Primary Funding Sources** is interest payments on loans paid by borrowers and occasional infusions of funding by State, Federal or Local sources.
- **Audit Classification:** Governmental, Component Unit.

ECONOMIC DEVELOPMENT
FUND 910 REVENUE DETAIL

	DESCRIPTION	2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 ACT-EST	2021 BUDGET
910-41008-00	CDBG INT-SWEETSPOT-\$41,360	828	484	204	-	-	-
910-41013-00	CDBG INT-LEARNING DEPOT	1,345	2,300	2,053	-	-	-
910-41019-00	CDBG INT-960 E. MILWAUKEE LLC	2,632	4,019	-	-	-	-
910-41021-00	CDBG INT-BLACK SHEEP-1/20/12	23	-	-	-	-	-
910-41023-00	CDBG INT-BIKEWISE-\$62,600-4%	1,412	1,001	858	-	-	-
910-41024-00	CDBG INT-IBUTTONLINK	2,554	1,972	1,367	-	-	-
910-41025-00	CDBG INT-V2 LEAGUE-\$51,560	2,059	1,558	1,615	-	-	-
910-41029-00	CDBG INT-THERMODATA-100K	2,747	768	-	-	-	-
910-41030-00	CDBG INT-MEEPER \$102,510	3,500	-	13,563	-	-	-
910-41031-00	CDBG INT-BLUE LINE \$41,460	-	-	2,864	-	-	-
910-43011-00	CAPCAT INT-SCANALYTICS	-	-	8,125	-	-	-
910-43012-00	CAPCAT INT-INVENTALATOR 77500	-	887	-	-	-	-
910-43013-00	CAPCAT INT-POLCO 103500	-	7,998	831	-	-	-
910-45000-00	UDAG INT-PINPOINT-\$102,510	87	-	-	-	-	-
910-48101-00	INTEREST INC-BUS DEV-101 127	1,520	4,921	11,110	-	-	-
910-48102-00	INTEREST INC-ECON DEV 101 020	2,351	6,618	10,077	-	-	-
910-48103-00	INTEREST INCOME-FACADE	959	1,940	4,034	-	-	-
910-48104-00	INTEREST INCOME-HOUSING	93	57	521	-	-	-
910-48105-00	INTEREST INC-ED DEV 102 023	111	267	357	-	-	-
910-48106-00	INT INC-MORAIN VIEW 101 282	20	49	65	-	-	-
910-48108-00	INTEREST INCOME-SEED FUND	326	139	904	-	-	-
910-48501-00	FEDERAL/STATE GRANTS	-	-	-	-	-	-
910-48601-00	MISC INCOME	-	600	-	-	-	-
910-48502-00	CAPCAT-WEDA GRANT	75,000	-	-	-	-	-
910-48605-00	RENTAL INCOME-CROP LEASES	-	31,620	21,123	-	-	-
910-48680-00	ADMINISTRATION FEE--LOANS	3,721	944	1,560	-	-	-
910-48698-00	TRANSFER FROM FUND 900	-	73,140	-	-	-	-
910-48700-00	GAIN ON SALE OF LAND	-	38,500	-	-	-	-
910-49300-56	FUND BALANCE APPLIED	-	-	-	(250,000)	(250,000)	659,068
910-49920-00	TRANS-CITY-TID#4-TO CDA ASSETS	-	-	-	250,000	250,000	250,000
	Fund 900 - CDA Income	101,288	179,782	81,230	-	-	909,068

WHITEWATER CDA FINANCIAL SUMMARY

ECONOMIC DEVELOPMENT FUND 910 EXPENSED DETAIL

	DESCRIPTION	2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 ACT-EST	2021 BUDGET
910-56500-212	LEGAL/PROFESSIONAL/MARKETING	-	(1,779)	-	-	-	-
910-56500-295	ADMINISTRATIVE EXPENSE	1	3,440	1,790	-	-	-
910-56500-323	MARKETING/AD'S	-	-	2,917	-	-	-
910-56500-371	DEPRECIATION EXPENSE	-	121,760	121,760	-	-	-
910-56500-403	COMMERCIAL ENTERPRISE LOANS	-	-	-	-	-	909,068
910-56500-404	HOUSING LOANS	30	-	50	-	-	-
910-56500-415	CDBG LOAN-LOAN LOSS ALLOWANCE	189,816	102,510	-	-	-	-
910-56500-416	CDBG HOUSE-LOAN LOSS ALLOWANCE	-	-	-	-	-	-
910-56500-417	CAP CAT-LOAN LOSS ALLOWANCE	102,000	104,300	-	-	-	-
910-56500-418	UDAG-LOAN LOSS ALLOWANCE	-	-	-	-	-	-
910-56500-450	CAPITAL CATALYST-SEED FD GRTS	10,000	17,500	30,000	-	-	-
910-56500-525	ACTION GRANTS-BUSINESS DEV	10,000	-	-	-	-	-
910-56500-650	TRANSFER-FD 900-ADMIN	-	-	-	-	-	-
	Total CDA General Expenses	311,846	347,731	156,517	-	-	909,068
	FUND BALANCE	9,326,465	8,463,888	-	8,636,601	-	7,979,533

FUND BALANCE SUMMARY

Fund Name	2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 BUDGETED	2020 ESTIMATED	2021 BUDGETED	\$ CHANGE FY20/21	% CHANGE FY20/21
General Fund	2,388,274	2,795,865	3,693,239	3,470,065	3,932,706	4,256,117	786,052	22.65%
Special Revenue Fund	10,365,264	9,298,654	9,324,794	9,490,411	9,559,600	8,794,721	(695,690)	-7.33%
Debt Service Fund	175,532	17,660	43,298	5,093	3,381	(39,917)	(45,010)	-883.70%
Capital Project Fund	(329,731)	76,444	1,558,027	2,284,187	1,553,601	3,129,418	845,231	37.00%
Proprietary Fund	16,797,049	17,659,987	18,488,778	18,504,308	18,930,568	19,033,572	529,264	2.86%
Fiduciary Fund	222,724	216,034	221,245	228,243	227,732	226,672	(1,571)	-0.69%



TAX CALCULATIONS

WALWORTH COUNTY

Assessment Ratio:	0.964123567
Lottery Credit:	226.55

VALUATION

Assessed Values:	626,893,799
Equalized Val:(no tif)	584,370,300
Equalized Val:(w/ tif)	650,221,400
State Credits:	1,183,932.19

LEVIES without TIF

State	-
County	2,070,452.39
Technical College	437,878.71
School	6,486,513.00
City	3,700,383.48
TIF	1,430,591.10
Total	<u>14,125,818.68</u>

LEVIES with TIF

State	-
County	2,303,766.28
Technical College	487,221.95
School	7,217,460.79
City	4,117,369.66
Total	<u>14,125,818.68</u>

TAX RATES

State	-
County	3.674890841
Technical College	0.777200143
School	11.513051814
City	6.567890234
Gross Tax Rate	22.533033032
Less School Credit	(1.888568992)
Net Tax Rate	<u>20.644464040</u>

TIF BREAKOUT

County	233,313.89
Technical College	49,343.24
School	730,947.79
City	416,986.18
Total	<u>1,430,591.10</u>

JEFFERSON COUNTY

Assessment Ratio:	0.967098916
Lottery Credit:	226.55

VALUATION

Assessed Values:	87,600,800	714,494,599
Equalized Val:(no tif)	59,852,600	644,222,900
Equalized Val:(w/ tif)	90,581,000	740,802,400
State Credits:	113,125.28	1,297,057.47

LEVIES without TIF

State	-	-
County	218,213.60	2,288,665.99
Technical College	51,718.41	489,597.12
School	664,364.00	7,150,877.00
City	379,002.10	4,079,385.58
TIF	674,248.85	2,104,839.95
Total	<u>1,987,546.96</u>	<u>16,113,365.64</u>

LEVIES with TIF

State	-	-
County	330,244.74	2,634,011.02
Technical College	78,270.68	565,492.63
School	1,005,449.28	8,222,910.07
City	573,582.26	4,690,951.92
Total	<u>1,987,546.96</u>	<u>16,113,365.64</u>

TAX RATES

State	-
County	3.769882695
Technical College	0.893492753
School	11.477626688
City	6.547682898
Gross Tax Rate	22.688685034
Less School Credit	(1.291372682)
Net Tax Rate	<u>21.397312352</u>

TOTAL TIF

County	112,031.14	345,345.03
Technical College	26,552.27	75,895.51
School	341,085.28	1,072,033.07
City	194,580.16	611,566.34
Total	<u>674,248.85</u>	<u>2,104,839.95</u>

TAX CALCULATIONS

WALWORTH COUNTY TAX INCREMENT DISTRICT

Taxing Jurisdiction	(A) Apportioned Levy	(B) Equalized Value (less TID Value Increment)	(C) Interim Value	(D) Equalized Value (With TID Value Increment)	(E) Amount To Be Levied	(F) E - A = Tax Increment	Taxing Jurisdiction
County	2,070,452.39	584,370,300	0.003543049	650,221,400	2,303,766.28	233,313.89	County
City	3,700,383.48	584,370,300	0.006332258	650,221,400	4,117,369.66	416,986.18	City
School District	6,486,513.00	584,370,300	0.011100005	650,221,400	7,217,460.79	730,947.79	School District
Technical College	437,878.71	584,370,300	0.000749317	650,221,400	487,221.95	49,343.24	Technical College
Total	<u>12,695,227.58</u>		<u>0.021724630</u>		<u>14,125,818.68</u>	<u>1,430,591.10</u>	Total

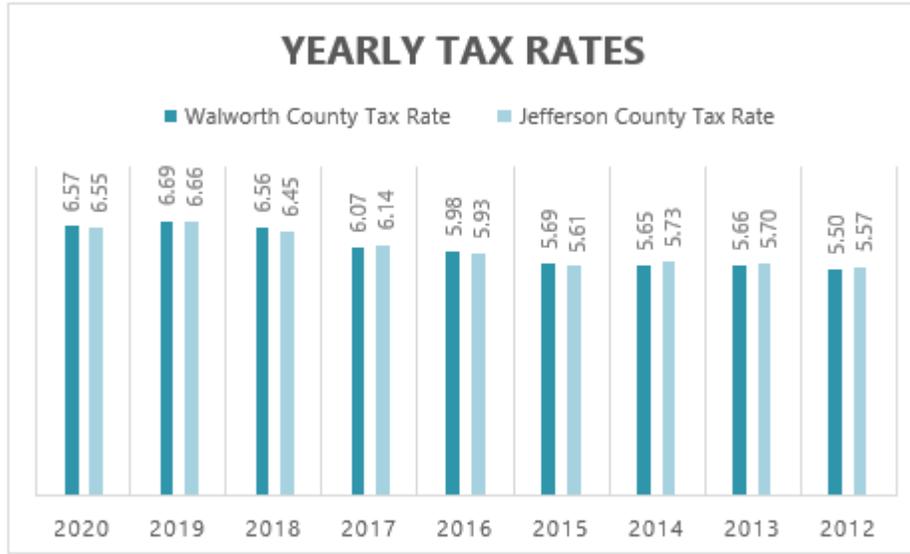
TID Area	Increment Value Increase	Increment % Split	Increment Split Value	Total Tax Asking: % in Walworth Cty: Net Amt.:	4,079,385.58 0.907093337 3,700,383.48
TID # 4	61,860,600	0.93940116414	1,343,898.94		
TID # 5	637,100	0.00967485737	13,840.76		
TID # 6	3,325,300	0.05049725821	72,240.93		
TID # 7	-	0.00000000000	-		
TID # 9	28,100	0.00042672028	610.46		
	<u>65,851,100</u>	<u>1.00000000000</u>	<u>1,430,591.09</u>		

JEFFERSON COUNTY TAX INCREMENT DISTRICT

Taxing Jurisdiction	(A) Apportioned Levy	(B) Equalized Value (less TID Value Increment)	(C) Interim Value	(D) Equalized Value (With TID Value Increment)	(E) Amount To Be Levied	(F) E - A = Tax Increment	Taxing Jurisdiction
County	218,213.60	59,852,600	0.003645850	90,581,000	330,244.74	112,031.14	County
City	379,002.10	59,852,600	0.006332258	90,581,000	573,582.26	194,580.16	City
School District	664,364.00	59,852,600	0.011100002	90,581,000	1,005,449.28	341,085.28	School District
Technical College	51,718.41	59,852,600	0.000864096	90,581,000	78,270.68	26,552.27	Technical College
Total	<u>1,313,298.11</u>		<u>0.021942206</u>		<u>1,987,546.96</u>	<u>674,248.85</u>	Total

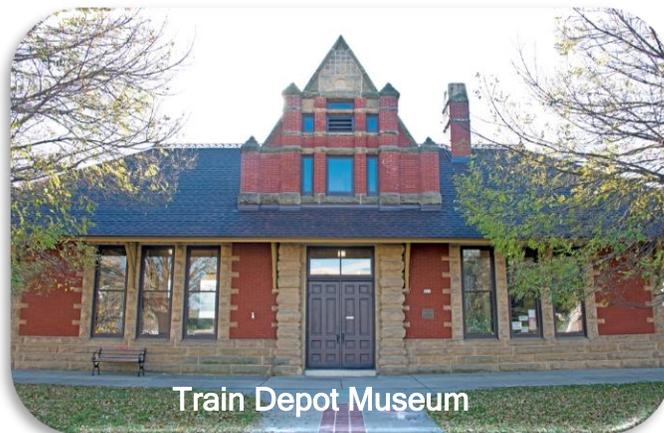
TID Area	Increment Value Increase	Increment % Split	Increment Split Value	Total Tax Asking: % in Jefferson Cty.: Net Amt.:	4,079,385.58 0.092906663 379,002.10
TID # 4	30,591,000	0.99552856641	671,233.99		
TID # 5	200	0.00000650864	4.39		
TID # 8	137,200	0.00446492496	3,010.47		

TAX CALCULATIONS



TAX LEVIES, RATES & COLLECTIONS

Levy Year	Collection Year	Walworth County Tax Rate	Jefferson County Tax Rate	Walworth County Levy /without TIF	Jefferson County Levy /without TIF	as of October 31 st of Each Year	Percent of Levy Collected
2020	2021	6.57	6.55				
2019	2020	6.69	6.66	2,070,452.39	218,213.60	4,854.27	99.99%
2018	2019	6.56	6.45	2,080,745.54	216,580.00	2,732.54	99.99%
2017	2018	6.07	6.14	3,157,414.90	316,385.10	8,752.45	99.99%
2016	2017	5.98	5.93	3,043,490.94	304,129.06	14,470.05	99.99%
2015	2016	5.69	5.61	2,863,408.17	280,366.83	13,080.59	99.99%
2014	2015	5.65	5.73	2,792,167.00	279,567.00	11,148.34	99.99%
2013	2014	5.66	5.70	2,740,631.00	276,815.00	13,700.00	99.99%
2012	2013	5.50	5.57	2,680,817.00	274,192.00	13,325.00	99.99%



Train Depot Museum

TAX CALCULATIONS



Year	Assessed Valuation	Equalized Valuation (TID IN)	Equalized Valuation (TID OUT)
2020	714,494,599	740,802,400	644,222,900
2019	688,302,999	696,905,800	603,973,400
2018	667,702,000	666,391,100	584,095,300
2017	656,989,000	646,775,000	562,842,500
2016	641,445,500	645,398,900	563,694,800
2015	629,532,700	640,750,100	563,249,700
2014	622,148,100	625,192,100	545,420,500
2013	606,440,200	625,860,800	549,875,400
2012	610,759,500	617,822,100	543,050,900



PROGRAMS

Urban Development Action Grant (UDAG)/Action Fund

The City of Whitewater has been the recipient of three grants (in 1984, 1985 and 1990), which provided the initial capital for its Economic Development Loan Program. During this time, the Whitewater Community Development Authority made several loans which have contributed to substantial business growth and job creation. Economic development activities assisted with funds made available through the Economic Development Loan Program are intended to meet the following objectives:

1. To encourage the creation and retention of permanent jobs which provide a wage appropriate to the skills and experience of the local work force. A minimum of fifty-one percent (51%) of jobs created will be made available to persons with low to moderate incomes.
2. To encourage the leveraging of private investment into Whitewater, particularly in land and buildings.
3. To perpetuate a positive and proactive business climate which encourages the retention and expansion of existing businesses and helps to attract desirable new businesses.

Façade Loan

The City of Whitewater was awarded an Industrial Development Grant from the Farmers Home Administration (FmHA) on July 25, 1992. The grant was used to create a revolving loan fund to rehabilitate building facades in the central business district. Based on the success of that program, the CDA decided to commit \$50,000 of its own funds to a similar program for commercial building facades on major arterial streets elsewhere within the City limits. In 1999, these two funds were combined into a single Façade Loan Program. The overall purpose of improving the facades of commercial buildings is to increase retail traffic and thus to preserve and enhance the economic viability of Whitewater's commercial districts. However, an equally important goal is to help create a community environment which is attractive to new industry. This program will enhance Whitewater's success in improving the appearance of commercial districts and attracting new industry to the City.

Tax Increment Finance (TIF)

TIF is a tool used by municipal governments to stimulate economic development in a targeted geographical area. TIFs are used to finance redevelopment projects or other investments using the anticipation of future tax revenue resulting from new development.

TIF Monetization Loan Program

This program is managed by Northwest Bank and Trust Company and is not affiliated with the City or the CDA. Developers like this program because it reduces upfront cash requirements and provides a higher return on investment. For details contact the CDA office.

Capital Catalyst

The goal of this program is to incentivize capital formation and investment in startups and emerging growth companies in the State of Wisconsin. The program is offered by Wisconsin Economic Development Corporation (WEDC).

“Experts forecast sustained growth for the U.S. economy in 2021.”

-Mark Sanchez, Finance Journalist

Community Development Investment Grant

This program is offered by Wisconsin Economic Development Corporation (WEDC) to incentivize primarily downtown community development throughout the state.

Other State and Local Incentives

- Economic Development Tax Credits
- Wisconsin Manufacturing Investment Credit Program (MIC)
- Food Processing Plant and Food Warehouse investment tax credit
- Major Economic Development (MED) Program
- Transportation Economic Assistance (TEA)
- Hiring Incentives



NEIGHBORHOOD SERVICES

Fund Name	2020 ACTUAL	2019 ACTUAL	2018 ACTUAL	2017 ACTUAL	2016 ACTUAL
Number of permits issued	332	357	360	357	519
New homes	6	10	7	11	20
Remodels	4	9	12	10	5
Commercial construction		1	1	0	1
Raze	6	3	9	7	6
TOTAL IMPROVEMENT VALUE	\$3,842,416.12	\$5,442,152.12	\$23,122,960.54	\$23,754,998.59	\$7,058,590.20

CDA PROJECT HIGHLIGHTS

PROJECT	WON	LOST	IN PROGRESS
Jones logistics – lot		✓	
Instacart	✓		
H2C commercial			✓
206 E Cravath St.	✓		
ThermoBuilt systems	✓		
Dept. of Revenue TID Extension			✓
First street open air park	✓		
Bower house	✓		✓
Mackximus			✓

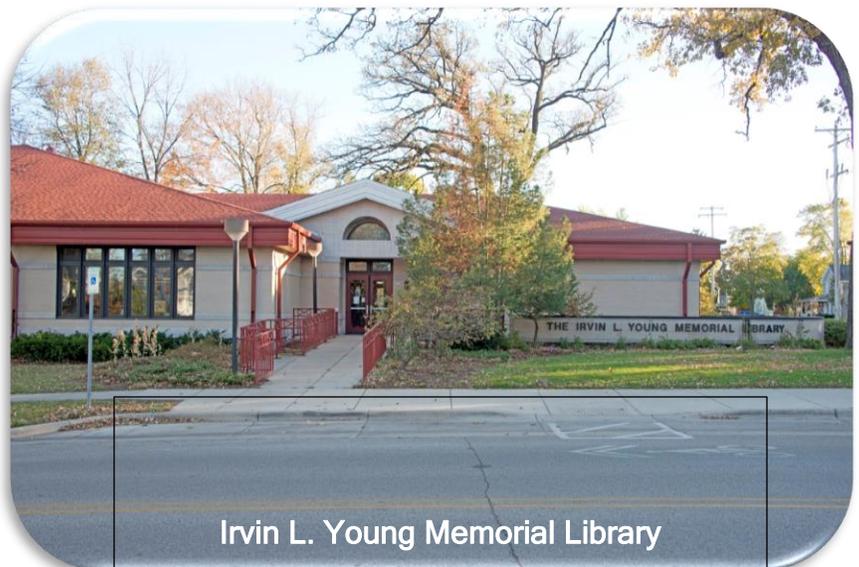


NEW BUSINESSES

COMPANY	2020	2019	2018	2017	2016
Arby's		✓			
Fairfield Inn & Suites			✓		
Blue Line Battery			✓		
Advanced Auto Parts					✓
Inventalator AKA Ideawake					✓
Whitewater Wrap & Ship	✓				
Center Street Café	✓				
New Beginnings APFV			✓		
Rock River Community Clinic	✓				
L2 Vape & Glass	✓				
6 M Machining	✓				
Pauquette Center	✓				

CITY-WIDE PROJECTS ON THE HORIZON

PROJECT	PROJECTED START
Kwik Trip – East Side	Spring 2021
Kwik Trip – West Side	Summer 2021
Simon CRE – W. Main Project	TBD
Arch Development	Summer 2021
Water Tower – West Side	Summer 2021
Whitewater Grocery Coop	TBD
Bower House	Summer 2021
Outdoor Movie Theater	TBD
American Legion Redevelopment	In Progress
Krause Pizza	TBD
Lakes Draw Down Project	In Progress



Irvin L. Young Memorial Library

CDA STAFF GOALS

- Enhance civic engagement.
- Support housing efforts throughout the community.
- Promote development in the Industrial Park.
- Continue to seek grocery merchant opportunities.
- Enhance public spaces downtown such as First Street Park & Main Street Shoppes Courtyard.
- Establish a cooperative marketing plan with Downtown Whitewater and the Whitewater Chamber of Commerce.
- Support tax increment districts through planning and development.
- Facilitate the one-year Tax Increment Finance Extension for the purpose of housing.
- Utilize the WEDC Community Development Investment Program.
- Deliver sustainable developments.
- Continue fostering an inclusive community of choice and opportunity throughout Whitewater.
- Facilitate transparent and informed decision-making.
- Foster an inclusive community of choice and opportunity throughout Whitewater.

