



## Whitewater Community Development Authority Board of Directors Meeting Agenda

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**Date:** Thursday April 22, 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:**

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### 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: March 25, 2021 Meeting.
- g. Review Financial Statements:  
Period Ending March 31, 2021

## 2. Loan Presentations.

April 22 – iButtonLink, Rob Olson  
May 27 – Slipstream, Choton Basu  
June 24 – Meeper, Liz Eversoll.  
July 24 – Chris Trotter, Youth Build Program  
August 26 – Bicyclewise, Liz Sotherland

## 3. Action Items

## 4. Updates & Discussion

- a. Update regarding CDA 900 Fund (Steve Hatton)
- b. Grocery Update.
- c. Update regarding 206 Cravath Street Project.
- d. Update regarding TIF.
- e. Update – Community Development Block Grant (CDBG Closeout)
- f. 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.

## 5. Future Agenda Referrals:

1. Roles & Responsibilities of the CDA.
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)

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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.

6. **Adjournment**

- a. Motion to Adjourn.

**MEETING CANCELED**