



**City of  
WHITEWATER  
Community Development Authority  
Board of Directors Meeting**

**AGENDA**

**Thursday, September 15, 2022 at 5:30 p.m.**

**Location: Municipal Building – Community Room 1<sup>st</sup> Floor  
312 W. Whitewater St., Whitewater, WI 53190**

**This will be an IN-PERSON and VIRTUAL MEETING**

**Citizens are welcome (and encouraged) to join us via computer, smart phone or telephone.  
Citizen participation is welcome during topic discussion periods.**

You are invited to a Zoom webinar.

When: Sep 15, 2022 05:30 PM Central Time (US and Canada)

Topic: Community Development Authority Board of Directors Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/87160878551?pwd=RmZRRE4vMWJyOVExKzJYUG02WnJDQT09>

Passcode: 450018

**Or Telephone:**

**US: 1 301 715 8592**

All agenda items are subject to discussion and/or action.

To make a comment during this period, or during any agenda item: On a computer or handheld device, locate the controls on your computer to raise your hand. You may need to move your mouse to see these controls.

On a traditional telephone, dial \*6 to unmute your phone and dial \*9 to raise your hand. Review of City

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**1. Administrative Items.**

**a. Call to Order:**

**b. Roll Call:**

**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.**

**1. Presentations: Meeper Technology LLC (Liz Eversoll).**

**2. Approval of Minutes: CDA Board Meeting August 18, 2022.**

3. **Review and Acknowledge Financial Statements:** August 31, 2022.
4. **Updates and Discussion:**
  - a. Economic Development Activity Report (Brad Marquardt).
5. **Board Member Requests for Future Agenda Items:**
  - a. Ownership transfer of Library properties located at 405-407 W. Center St., 413 W. Center St., 414 W. Forest Ave. and 424 W. Forest Avenue.
  - b. Create policy between the CDA and City regarding transfers of residual equity from the CDA to the City.
  - c. Improvement of the physical condition of Lot 9B in the Business Park.
  - d. CDA Alternative Revenue Streams.
  - e. Director to visit (virtual/in-person) with Whitewater’s employers.
  - f. Recruit Developer that would include a grocery merchant.
  - g. Update regarding potential additions to the City’s Zoning Code to allow for smaller homes on smaller lots.
6. **CLOSED SESSION: Adjourn to closed session (NOT TO RECONVENE) 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”.**

**Item to be discussed:** Discussion regarding possible acquisition of real estate in the area of the public library for a redevelopment project.
7. **Adjournment.**

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**CDA Loan Recipient Presentations:**

Blueline Battery – October 20, 2022  
Learning Depot – October 20, 2022  
Recruitchute - TBD  
Scanalytics - TBD  
Slipstream – November 17, 2022



**City of  
WHITEWATER**  
**Community Development Authority**  
**Board of Directors Meeting**

**MINUTES**

**Thursday, August 18, 2022 at 5:30 p.m.**

**Location: Municipal Building – Community Room 1<sup>st</sup> Floor  
312 W. Whitewater St., Whitewater, WI 53190**

**This meeting was held IN-PERSON and VIRTUALLY**

**1. Administrative Items.**

- a. **Call to Order:** Lia Dawsey-Smith called the meeting order at 5:35 p.m.
- b. **Roll Call:** PRESENT: Jim Allen, Lisa Dawsey-Smith, Joe Kromholz, Jason Gleason, Jon Kachel; ABSENT: Patrick Singer and Jake Gildemeister. STAFF: Steve Hatton (Finance Director); Brad Marquardt (Director of Public Works).
- 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 stated.
- 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.

**1. Presentations:** None.

- 2. Approval of Minutes:** Moved by Kachel and seconded by Gleason to approve the July 28, 2022 CDA Board Meeting Minutes and the August 11, 2022 CDA Board Special Meeting Minutes. AYES: Kachel, Allen, Kromholz, Dawsey-Smith; Kachel, Gleason; NOES: None; ABSENT: Singer and Gildemeister.

- 3. Review and Acknowledge Financial Statements:** Moved by Gleason and seconded by Kachel to acknowledge the July 31, 2022 Financial Statements. AYES: All by voice vote (5); NOES: None; ABSENT: Singer and Gildemeister.

**4. Action Items:**

- a. **Discussion and approval of Offer to Purchase property located at 206 E. Cravath St. submitted on August 9, 2022 by the Richard H. Kraus Jr. and Pamela T. Kraus Revocable Living Trust Dated March 10, 1992 ("Buyer") and Counter-Offer by the CDA on August 12, 2022 accepted by Buyer on August 12, 2022 at a purchase price of \$250,000.** Marquardt provided a brief summary of the accepted Offer to Purchase. Moved by Gleason and seconded by Kachel to

acknowledge the accepted Offer. AYES: Dawsey-Smith, Gleason, Kachel; Kromholz, Allen; NOES: None; ABSENT: Singer, Gildemeister.

**5. Updates and Discussion:**

- a. **CDA Director's Report.** Marquardt provided a summary and update of the report submitted by Nathan Thiel (Interim Economic Development Director) regarding the status of various projects currently in the development stage and confirmed the termination of the Thermobuilt transaction by mutual agreement. Thiel and City Manager Clapper worked together with the city Attorney to develop a Non-disclosure Agreement that can be used with future projects.
- b. **Discussion regarding Economic Development Director position.** Hatton stated that the recruitment for this position will be deferred until a permanent City Manager is on board. Dawsey-Smith stated that the Council took into consideration the vacancy of this position when considering the applicant for the Interim City Manager position. John Weidl has been approved as Interim City Manager and has significant experience in the area of economic development. Weidl will also ensure that all existing development projects continue to move forward. Kachel suggested that the CDA Board act to recruit an Interim Economic Development Director; Allen concurred. Dawsey-Smith stated that pursuant to a conversation with CDA Chair Singer, Singer will be meeting with Weidl next week and will have that discussion with Weidl.

**6. ADJOURN TO CLOSED SESSION. Moved by Dawsey-Smith to 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"; seconded by Allen. AYES: Kromholz, Kachel, Allen, Dawsey-Smith, Gleason; NOES: None; ABSENT: Singer, Gleason.**

**Item 1.** Discussion and possible direction regarding request from Blue Line Battery, Inc. to alter the terms of a Secured Promissory Note Dated July 12, 2017 as amended and restated as of January 30, 2018 evidencing a \$64,614 Capital Catalyst Loan.

**7. RECONVENE INTO OPEN SESSION. Moved by Gleason and seconded by Kromholz to work with Blue Line Battery to collect the interest accrued 4% back to date of maturity on the Note and extend the principal due for a twelve (12) month period from date of maturity and authorize staff to work with Blue Line under those parameters. AYES: Kachel, Gleason, Kromholz, Dawsey-Smith, Allen; NOE: None; ABSENT: Singer, Gildemeister.**

**8. Board Member Requests for Future Agenda Items:**

- a. Create policy between the CDA and City regarding transfers of residual equity from the CDA to the City.
- b. Improvement of the physical condition of Lot 9B in the Business Park.
- c. CDA Alternative Revenue Streams.
- d. Director to visit (virtual/in-person) with Whitewater's employers.
- e. Recruit Developer that would include a grocery merchant.
- f. Update regarding potential additions to the City's Zoning Code to allow for smaller homes on smaller lots.
- g. Discussion with Interim City Manager regarding interim and permanent Economic Development Director position.

**9. Adjournment. Moved by Gleason and seconded by Kachel to adjourn the meeting. AYES: All by voice vote (5); NOES: None; ABSENT: Singer, Gildemeister.**

Meeting adjourned at 6:05 p.m.

Respectfully submitted,  
Bonnie Miller, Recorder

Minutes approved: \_\_\_\_\_, 2022.

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**CDA Loan Recipient Presentations:**

Meeper – September 15, 2022

Blueline Battery – October 20, 2022

Learning Depot – October 20, 2022

Recruitchute - TBD

Scanalytics - TBD

Slipstream – November 17, 2022

DRAFT

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 8 MONTHS ENDING AUGUST 31, 2022**

**ECONOMIC DEVELOPMENT FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>OTHER FINANCING SOURCES</u>					
900-49265-56 TRANSFER TID #4 AFFORD HOUSING	.00	50,000.00	50,000.00	.00	100.0
900-49290-56 GENERAL FUND TRANSFER	.00	50,000.00	117,342.99	67,342.99	42.6
900-49300-56 FUND BALANCE APPLIED	.00	.00	2,517.46	2,517.46	.0
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>.00</b>	<b>100,000.00</b>	<b>169,860.45</b>	<b>69,860.45</b>	<b>58.9</b>
<b>TOTAL FUND REVENUE</b>	<b>.00</b>	<b>100,000.00</b>	<b>169,860.45</b>	<b>69,860.45</b>	<b>58.9</b>

**CITY OF WHITEWATER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 8 MONTHS ENDING AUGUST 31, 2022**

**ECONOMIC DEVELOPMENT FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA</u>					
900-56500-111 SALARIES	2,846.04	40,621.95	77,351.72	36,729.77	52.5
900-56500-115 WAGES/PART-TIME/PERMANENT	1,640.78	15,151.46	22,129.35	6,977.89	68.5
900-56500-151 FRINGE BENEFITS	350.87	10,756.24	24,934.24	14,178.00	43.1
900-56500-210 PROFESSIONAL DEVELOPMENT	.00	665.00	3,500.00	2,835.00	19.0
900-56500-212 LEGAL SERVICES	.00	.00	12,500.00	12,500.00	.0
900-56500-215 PROFESSIONAL SERVICES	.00	1,510.75	2,500.00	989.25	60.4
900-56500-219 AUDIT FEES	.00	.00	4,000.00	4,000.00	.0
900-56500-222 COUNTY/REGIONAL ECON DEV	.00	8,436.00	9,250.00	814.00	91.2
900-56500-223 MARKETING	.00	.00	2,500.00	2,500.00	.0
900-56500-224 SOFTWARE/HARDWARE MAINTENANCE	.00	2,620.78	3,344.43	723.65	78.4
900-56500-225 TELECOM/INTERNET/COMMUNICATION	105.77	1,441.56	2,120.71	679.15	68.0
900-56500-310 OFFICE & OPERATING SUPPLIES	19.16	308.24	600.00	291.76	51.4
900-56500-311 POSTAGE	26.04	90.64	200.00	109.36	45.3
900-56500-320 DUES	.00	.00	1,180.00	1,180.00	.0
900-56500-325 PUBLIC EDUCATION	.00	39.00	50.00	11.00	78.0
900-56500-330 TRAVEL EXPENSE	1,206.00	1,903.77	3,700.00	1,796.23	51.5
<b>TOTAL CDA</b>	<b>6,194.66</b>	<b>83,545.39</b>	<b>169,860.45</b>	<b>86,315.06</b>	<b>49.2</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>6,194.66</b>	<b>83,545.39</b>	<b>169,860.45</b>	<b>86,315.06</b>	<b>49.2</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 6,194.66)</b>	<b>16,454.61</b>	<b>.00</b>	<b>( 16,454.61)</b>	<b>.0</b>

Report Criteria:

Report type: GL detail

Invoice Detail. GL account = 9001000000-90099999999,9101000000-91099999999

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
<b>900</b>									
08/22	08/11/2022	93972	8438	JAMES LEASING LLC		JULY 2022 COPIES CHARGE	9545	900-56500-310	12.16
08/22	08/19/2022	900174	8487	US BANK	DOJ EPAY RECORDS CHEC	Code E Record Checks for CDA	AUGUST 202	900-56500-310	7.00
Total 900:									19.16
Grand Totals:									19.16

**CITY OF WHITEWATER  
BALANCE SHEET  
AUGUST 31, 2022**

**ECONOMIC DEVELOPMENT FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
900-11100 CASH	2,924.91	( 6,194.66)	9,554.38	12,479.29
900-19000 GASB 68-WRS NET PENSION ASSETS	27,755.39	.00	.00	27,755.39
900-19021 GASB 68-WRS DOR	45,943.68	.00	.00	45,943.68
900-19999 GASB 68-PENSION CLEARING ACCT	( 10,378.68)	.00	.00	( 10,378.68)
<b>TOTAL ASSETS</b>	<b>66,245.30</b>	<b>( 6,194.66)</b>	<b>9,554.38</b>	<b>75,799.68</b>
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
900-21100 ACCOUNTS PAYABLE	1,852.01	.00 (	1,852.01)	.00
900-21106 WAGES CLEARING	3,551.84	.00 (	3,551.84)	.00
900-25100 DUE TO GENERAL FUND	1,496.38	.00 (	1,496.38)	.00
900-29011 GASB 68-WRS DIR	60,841.45	.00	.00	60,841.45
<b>TOTAL LIABILITIES</b>	<b>67,741.68</b>	<b>.00 (</b>	<b>6,900.23)</b>	<b>60,841.45</b>
<u>FUND EQUITY</u>				
900-34300 PROPRIETARY CAPITAL	( 1,496.38)	.00	.00	( 1,496.38)
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	( 6,194.66)	16,454.61	16,454.61
<b>BALANCE - CURRENT DATE</b>	<b>.00</b>	<b>( 6,194.66)</b>	<b>16,454.61</b>	<b>16,454.61</b>
<b>TOTAL FUND EQUITY</b>	<b>( 1,496.38)</b>	<b>( 6,194.66)</b>	<b>16,454.61</b>	<b>14,958.23</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>66,245.30</b>	<b>( 6,194.66)</b>	<b>9,554.38</b>	<b>75,799.68</b>

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 8 MONTHS ENDING AUGUST 31, 2022**

**CDA PROGRAMS FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>ACTION LOAN REVENUE</u>					
910-46001-00	103.05	864.03	.00	( 864.03)	.0
910-46003-00	.00	434.58	.00	( 434.58)	.0
910-46004-00	.00	1,414.85	.00	( 1,414.85)	.0
910-46005-00	.00	1,232.29	.00	( 1,232.29)	.0
910-46006-00	92.70	777.76	.00	( 777.76)	.0
910-46007-00	124.26	739.29	.00	( 739.29)	.0
910-46008-00	.00	100.00	.00	( 100.00)	.0
<b>TOTAL ACTION LOAN REVENUE</b>	<b>320.01</b>	<b>5,562.80</b>	<b>.00</b>	<b>( 5,562.80)</b>	<b>.0</b>
<u>MISCELLANEOUS REVENUE</u>					
910-48103-00	60.94	139.83	.00	( 139.83)	.0
910-48104-00	17.21	39.80	.00	( 39.80)	.0
910-48108-00	.24	1.08	.00	( 1.08)	.0
910-48109-00	693.74	1,598.26	.00	( 1,598.26)	.0
910-48605-00	.00	14,875.50	.00	( 14,875.50)	.0
910-48680-00	.00	2,770.00	.00	( 2,770.00)	.0
910-48700-00	122,624.55	250,547.55	.00	( 250,547.55)	.0
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>123,396.68</b>	<b>269,972.02</b>	<b>.00</b>	<b>( 269,972.02)</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>123,716.69</b>	<b>275,534.82</b>	<b>.00</b>	<b>( 275,534.82)</b>	<b>.0</b>

**CITY OF WHITEWATER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 8 MONTHS ENDING AUGUST 31, 2022**

**CDA PROGRAMS FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA PROGRAMS</u>					
910-56500-212	.00	10,025.00	.00	( 10,025.00)	.0
910-56500-219	2,476.04	7,194.04	.00	( 7,194.04)	.0
910-56500-295	.00	3,500.00	.00	( 3,500.00)	.0
910-56500-401	.00	27,291.35	.00	( 27,291.35)	.0
910-56500-404	.00	40.00	.00	( 40.00)	.0
910-56500-408	127.59	253,006.63	.00	( 253,006.63)	.0
<b>TOTAL CDA PROGRAMS</b>	<b>2,603.63</b>	<b>301,057.02</b>	<b>.00</b>	<b>( 301,057.02)</b>	<b>.0</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>2,603.63</b>	<b>301,057.02</b>	<b>.00</b>	<b>( 301,057.02)</b>	<b>.0</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>121,113.06</b>	<b>( 25,522.20)</b>	<b>.00</b>	<b>25,522.20</b>	<b>.0</b>

910.11600 HOUSING RLF / XXX553	Total Deposit	Debit	910-11600	-
HO# 1 Payment	Principal	Credit	910-14027	
HO# 11 Payoff	Principal	Credit	910-14037	
910.11800 ACTION-BUSINESS DEV / XXX	Total Deposit	Credit	910-11800	3,014.60
PAUQUETTE CENTER LOAN RECV	PrincipAL	Debit	910-13500	(1,289.52) ACH PYMT 08-05-2022
ACTION-BIKEWISE-\$23,099	Principal	Credit	910-13503	
INT INC-ACTION-BIKEWISE \$23K	Interest	Credit	910-46003-00	
ACTION-BLUE LINE \$34,520	Principal	Credit	910-13506	(365.06) ACH PYMT 08-08-2022
INT INC-ACTION-BLUELINE \$34K	Interest	Credit	910-46006-00	(92.70) ACH PYMT 08-08-2022
ACTION-BLUE LINE \$45,457	Principal	Debit	910-13507	(445.01) ACH PYMT 08-08-2022
INT INC-ACTION-BLUELINE \$45K	Interest	Credit	910-46007-00	(124.26) ACH PYMT 08-08-2022
ACTION-MEEPER TECH-\$97,907	Principal	Credit	910-13504	REQUESTED TO HAVE ALL PAYMENTS STOPPED
INT INC-ACTION-MEEPER \$97K	Interest	Credit	910-46004-00	REQUESTED TO HAVE ALL PAYMENTS STOPPED
ACTION-MEEPER-\$82,310	Principal	Credit	910-13505	REQUESTED TO HAVE ALL PAYMENTS STOPPED
INT INC-ACTION-MEEPER \$82K	Interest	Credit	910-46005-00	REQUESTED TO HAVE ALL PAYMENTS STOPPED
ACTION-LEARNING DEPOT \$41,294	Principal	Credit	910-13501	(596.98) ACH PYMT 07-01-2022
INT INC-ACTION-LRN DEPOT \$41K	Interest	Credit	910-46001-00	(101.07) ACH PYMT 07-01-2022
ACTION-SAFEPRO TECH \$100K	Principal	Credit	910-13509	
INT INC-ACTION-SAFEPRO \$100K	Interest	Credit	910-46008-00	
910.11900-CAP CATALYST-ASSOC. BANK	Total Deposit	Credit	910-11900	-
	Interest	Credit	910-43015-00	
RENTAL EXPENSES			910-56500-408	✓ 91.68 206 E CRAVATH ELECTRIC CHARGES
RENTAL EXPENSES			910-56500-408	✓ 35.91 206 E CRAVATH-WATER/SEWER
PROFESSIONAL SERVICES			910-56500-219	2,476.04 PROPERTY X CLOSING WORK
REAL ESTATE			910-18360	(137,562.15) 206 E CRAVATH ST SALE - /WSS 00029
GAIN ON SALE OF LAND			910-48700-00	(95,286.34) 206 E CRAVATH ST SALE - /WSS 00029
ACTION-BUS DEV-BUS PARK-XXX127			910-11800	230,244.86 206 E CRAVATH EXPENSES
ACTION-LAND PURCHASE-XXX127			910-11801	233,983.00 DOLLAR STORE LAND PURCHASE
LAND			910-18350	(206,644.79) DOLLAR STORE LAND PURCHASE
GAIN ON SALE OF LAND			910-48700-00	(27,338.21) DOLLAR STORE LAND PURCHASE

Bill Date	Account Number	Next Meter Read Date	Amount Due	Payment Due Date
08/09/2022	0713499904-00076	09/07/2022	\$91.68	09/02/2022

**Customer Name** CITY OF WHITEWATER  
**Service Address** 206 E CRAVATH ST  
 WHITEWATER WI 53190-1408

**Activity Since Last Bill**

07/08/2022	Previous Balance	\$76.94
07/25/2022	Payment	-\$76.94
	Balance	\$0.00
	Total Current Charges	\$91.68
	Total Current Balance	\$91.68

**Electric Service**

**Residential Electric Service Rg1**

**Meter NZT954790**

Actual Reading 08/08/2022	11486
Actual Reading 07/08/2022	-11052
<b>Total Electric Use</b>	<b>434 KWH</b>

**Energy Charges/Credits**

Facilities	31 Days at \$0.52602	\$16.31
Energy Charge	434 KWH at \$0.13724	\$59.56
Fuel Cost Adjustment	434 KWH at \$0.00764	\$3.32

**Other Service Charges/Credits**

Environmental Control Charge	434 KWH at \$0.00049	\$0.21
State Low Income Assistance Fee	3% of \$79.40	\$2.38
<b>Subtotal:</b>		<b>\$81.78</b>

**Electric Service Total: \$81.78**

**Gas Service**

**Residential Gas Service (WEGO) Rg-1**

**Meter 0461574**

Actual Reading 08/06/2022	3099
Actual Reading 07/07/2022	-3099
<b>Total Gas Use</b>	<b>0 CCF</b>

0 CCF x 1.067 BTU = 0 Therms

**Local Distribution Service**

Facilities	30 Days at \$0.33000	\$9.90
<b>Subtotal:</b>		<b>\$9.90</b>

**Gas Service Total: \$9.90**

**Messages**

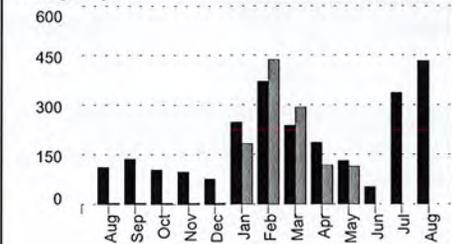
The service for your account is showing zero energy use. Please call us if you feel this is inaccurate, or if you want to stop service.

**Account Summary**  
 Bill Period: 07/08/2022 to 08/07/2022

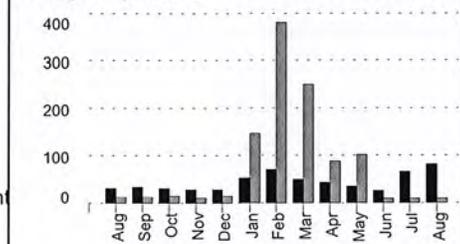
	Aug 2022	Jul 2022	Aug 2021
Billing Days	31	31	34
Avg Temp	74°F	71°F	61°F
Heating Deg Days	0	1	1
Cooling Deg Days	271	248	196
KWH Used	434	337	113
Avg KWH / Day	14	10.9	3.3
Therms Used	0	0	4.3
Avg Therms / Day	0	0	0.1
Utility Gas Cost	\$0.35	\$0.35	\$0.35

**Graphs**

**Usage by Month** ■ Therms ■ KWH



**Charges by Month**



Please return this stub with your payment.



ACCOUNT NUMBER: 0713499904-00076

Amount Due By	09/02/2022	\$91.68
<i>Please write your account number on your check</i>		
Amount Enclosed		
<input style="width: 100%; height: 20px;" type="text"/>		

CITY OF WHITEWATER  
 C/O ATTN: CDA  
 312 W WHITEWATER ST  
 WHITEWATER WI 53190-1940

We Energies  
 PO Box 6042  
 Carol Stream IL 60197-6042



City of Whitewater, WI (Utilities)  
 312 W. Whitewater St.  
 Whitewater WI 53190

**Service Address**  
 206 E CRAVATH ST

**Customer Number**  
 1705400004  
**Due Date**  
 9/20/2022  
**Amount Due**  
 \$33.51

CITY OF WHITEWATER  
 206 E CRAVATH ST  
 WHITEWATER WI 53190

**Account Number**  
 1705400004

**Customer Name**  
 CITY OF WHITEWATER

**Service Address**  
 206 E CRAVATH ST

Meter Number	Read Dates	Read Type	Meter Readings			Demand	Mul	Usage		
			Present	Previous	Comments					
49032926	Water	08/29/2022	07/29/2022		306449	306448		0	0.0	1

**BILL DETAILS**

WATER BASE CHARGE	7.95
SEWER USAGE	0.01
SEWER BASE CHARGE	11.93
STORM WATER	5.77
PUBLIC FIRE PROTECT	7.85
<b>Previous Balance</b>	<b>\$35.91</b>
<b>Payments</b>	<b>\$35.91</b>
<b>Current Charges</b>	<b>\$33.51</b>
<b>Adjustments</b>	<b>\$0.00</b>
<b>Total Amount Due</b>	<b>\$33.51</b>
<b>Due Date</b>	<b>9/20/2022</b>

**CITY OF WHITEWATER  
BALANCE SHEET  
AUGUST 31, 2022**

**CDA PROGRAMS FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>LIABILITIES</u>				
910-22000 ACCUM DEPREC-BUILDING	1,343,994.20	.00	.00	1,343,994.20
910-25100 DUE TO GENERAL FUND	1,247.43	.00	( 1,247.43)	.00
TOTAL LIABILITIES	1,345,241.63	.00	( 1,247.43)	1,343,994.20
<u>FUND EQUITY</u>				
910-30110 CONTRIBUTED CAPITAL	456,815.37	.00	.00	456,815.37
910-34300 PROPRIETARY CAPITAL	6,903,406.99	.00	( 127,923.00)	6,775,483.99
910-34400 RESERVE FOR LAND PURCHASES	110,108.94	.00	127,923.00	238,031.94
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	121,113.06	( 25,522.20)	( 25,522.20)
BALANCE - CURRENT DATE	.00	121,113.06	( 25,522.20)	( 25,522.20)
TOTAL FUND EQUITY	7,470,331.30	121,113.06	( 25,522.20)	7,444,809.10
TOTAL LIABILITIES AND EQUITY	8,815,572.93	121,113.06	( 26,769.63)	8,788,803.30

**CITY OF WHITEWATER  
BALANCE SHEET  
AUGUST 31, 2022**

**CDA PROGRAMS FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
910-11600 CDBG-HOUSING CHK-1CSB XXX450	17,955.87	17.21 (	4,285.20)	13,670.67
910-11702 FACADE CKING-1ST CIT- XXX442	48,253.83	60.94	139.83	48,393.66
910-11800 ACTION-BUS DEV-BUS PARK-XXX127	628,512.96	233,953.20 (	155,712.53)	472,800.43
910-11801 ACTION-LAND PURCHASE-XXX127	110,108.94	233,983.00	361,906.00	472,014.94
910-11806 ACTION-DONATIONS (CEV)-XXX127	3,500.00	.00 (	3,500.00)	.00
910-11900 CAP CAT-ASSOC BK XXXXX3734	1,108.49	.24	1.08	1,109.57
910-13500 PAUQUETTE CENTER LOAN RECV	142,845.76 (	1,289.52) (	10,316.16)	132,529.60
910-13501 ACTION-LEARNING DEPOT \$41,294	34,445.39 (	595.00) (	4,720.37)	29,725.02
910-13503 ACTION-BIKEWISE-\$23,099	17,037.59	.00 (	9,466.79)	7,570.80
910-13504 ACTION-MEEPER TECH-\$97,907	86,916.90	.00 (	5,125.27)	81,791.63
910-13505 ACTION-MEEPER-\$82,310	74,833.58	.00 (	3,019.09)	71,814.49
910-13506 ACTION-BLUE LINE \$34,520	30,178.83 (	365.06) (	2,730.93)	27,447.90
910-13507 ACTION-BLUE LINE \$45,457	40,802.73 (	445.01) (	3,968.26)	36,834.47
910-13508 ACTION-FINE FOOD ARTS \$31,810	30,000.00	.00	.00	30,000.00
910-13509 ACTION-SAFEPRO TECH \$100K	.00	.00	100,000.00	100,000.00
910-13510 ACTION-SWSPOT/GILDEMEISTER 54K	.00	.00	54,000.00	54,000.00
910-13999 ACTION LOAN-LOAN LOSS RESERVE	( 53,273.32)	.00	.00 (	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
910-14030 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
910-14038 CDBG HOUSING-HO#14	18,000.00	.00	.00	18,000.00
910-14039 CDBG HOUSING-HO#15	36,815.00	.00	.00	36,815.00
910-14040 CDBG HOUSING-HO#18	.00	.00	4,235.00	4,235.00
910-15000 CAP CAT-SLIPSTREAM-\$102,500	102,500.00	.00	.00	102,500.00
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
910-15011 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
910-15015 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
910-16008 FACADE-BOWERS HOUSE LLC \$50K	.00	.00	50,000.00	50,000.00
910-17002 UDAG-SLIPSTREAM-LOC	12,500.00	.00	.00	12,500.00
910-17999 UDAG-LOAN LOSS RESERVE	( 12,500.00)	.00	.00 (	12,500.00)
910-18100 DUE FROM GENERAL FUND	50,000.00	.00 (	50,000.00)	.00
910-18350 LAND	481,816.32 (	206,644.79) (	206,644.79)	275,171.53
910-18360 REAL ESTATE	6,225,556.15 (	137,562.15) (	137,562.15)	6,087,994.00
<b>TOTAL ASSETS</b>	<b>8,815,572.93</b>	<b>121,113.06 (</b>	<b>26,769.63)</b>	<b>8,788,803.30</b>

LIABILITIES AND EQUITY

ACTION FUND		ORIGINAL	07/31/2022				08/31/2022		09/31/2022	NOTES	
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance			
910-13500	PAUQUETTE CENTER LOAN REC'V	\$88,660.00	\$133,819.12	1,289.52	0.00	1,289.52	\$132,529.60	\$132,529.60	\$0.00	Current	
910-13501	ACTION-LEARNING DEPOT \$41,294	\$41,294.63	\$30,320.02	595.00	103.05	698.05	\$29,725.02	\$29,725.02	\$0.00	Current	
910-13502	ACTION-IBUTTONLINK \$9,682	\$9,682.42	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	Loan Satisfied 07-27-2021	
910-13503	ACTION-BIKewise-\$23,099	\$23,099.36	\$7,570.80	0.00	0.00	0.00	\$7,570.80	\$7,570.80	\$0.00	Current	
910-13504	ACTION-MEEPER TECH-\$97,907	\$97,907.69	\$81,791.63	0.00	0.00	0.00	\$81,791.63	\$81,791.63	\$0.00	Current	
910-13505	ACTION-MEEPER-\$82,310	\$82,310.00	\$71,814.49	0.00	0.00	0.00	\$71,814.49	\$71,814.49	\$0.00	Current	
910-13506	ACTION-BLUE LINE \$34,520	\$34,520.75	\$27,812.96	365.06	92.70	457.76	\$27,447.90	\$27,447.90	\$0.00	Current	
910-13507	ACTION-BLUE LINE \$45,457	\$45,457.82	\$37,279.48	445.01	124.26	569.27	\$36,834.47	\$36,834.47	\$0.00	Current	
910-13508	ACTION-FINE FOOD ARTS \$31,810	\$30,000.00	\$30,000.00	0.00	0.00	0.00	\$30,000.00	\$30,000.00	\$0.00	New loan Dec 2021	
910-13509	ACTION-SAFEPER TECH \$100K	\$104,940.00	\$100,000.00	0.00	0.00	0.00	\$100,000.00	\$100,000.00	\$0.00	New loan April 2022	
910-13510	ACTION-SWSPOT/GILDEMEISTER 54K	\$54,000.00	\$54,000.00	0.00	0.00	0.00	\$54,000.00	\$54,000.00	\$0.00	New loan June 2022	
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		
<b>TOTALS</b>		<b>\$624,372.67</b>	<b>\$586,908.50</b>	<b>\$2,694.59</b>	<b>\$320.01</b>	<b>\$3,014.60</b>	<b>\$584,213.91</b>	<b>\$584,213.91</b>	<b>\$0.00</b>		
910-13999	ACTION LOAN-LOAN LOSS RESERVE		(\$53,273.32)	0.00	0.00	0.00	(\$53,273.32)	(\$53,273.32)			
910-17999	UDAG-LOAN LOSS RESERVE		(\$12,500.00)	0.00	0.00	0.00	(\$12,500.00)	(\$12,500.00)			

FAÇADE LOAN		ORIGINAL	07/31/2022				08/31/2022		09/31/2022	NOTES	
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance			
910-16008	FAÇADE-BOWERS HOUSE LLC \$50K	-	50,000.00	-	-	-	50,000.00	50,000.00	-	New loan April 2022	
<b>TOTALS</b>		<b>\$ -</b>	<b>\$ 50,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000.00</b>	<b>\$ 50,000.00</b>	<b>\$ -</b>		

CAPITAL CATALYST		ORIGINAL	07/31/2022				08/31/2022		09/31/2022	NOTES	
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance			
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	
910-15003	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.	
910-15011	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	
910-15015	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		
<b>TOTALS</b>		<b>\$601,264.00</b>	<b>\$601,264.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$601,264.00</b>	<b>\$601,264.00</b>	<b>\$0.00</b>	<b>NOTES</b>	
910-15999	CAP CAT-LOAN LOSS RESERVE		\$0.00					\$0.00			

HOUSING		ORIGINAL	07/31/2022				08/31/2022		09/31/2022	NOTES	
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance	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		
910-14030	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		
910-14038	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		
910-14040	CDBG HOUSING-HO#18	\$4,235.00	\$4,235.00	0.00	0.00	0.00	\$4,235.00	\$4,235.00	\$0.00		
<b>TOTALS</b>		<b>\$228,889.91</b>	<b>\$247,943.91</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$247,943.91</b>	<b>\$247,943.91</b>	<b>\$0.00</b>		
910-14999	CDBG HOUSING-LOAN LOSS RESERVE		\$0.00					\$0.00			
910-35000	GENERAL LOAN LOSS RESERVE		\$0.00					\$0.00			

Account Name	CDA Operating	Action Bus Dev (UDAG) Checking	Façade Checking	CDBG Housing	Capital Cat Checking
Fund Account Number	Fund 900	Fund 910 xxx-127	Fund 910 xxx-442	Fund 910 xxx-450	Fund 910 xxxxxx3734
Bank	1st Citizens	1st Citizens	1st Citizens	1st Citizens	Associated
Interest Rate	1.41%	1.41%	1.41%	1.41%	0.26%
GL Account Number(s)	900-11100	910-11800 910-11801 910-11806	910-11702	910-11600	910-11900
<b>GL Balance as of:</b>					
09/30/2021	39,803.53	619,481.41	98,239.95	18,528.59	11,106.96
10/31/2021	24,010.42	766,094.92	98,243.85	18,529.33	11,107.90
11/30/2021	11,388.64	771,188.32	98,248.16	17,954.75	1,108.40
12/31/2021	2,924.91	742,121.90	48,253.83	17,955.87	1,108.49
01/31/2022	36,142.50	778,017.79	48,256.47	17,906.85	1,108.58
02/28/2022	19,109.24	801,151.59	48,259.16	13,997.64	1,108.67
03/31/2022	8,172.91	896,389.22	48,262.70	13,998.67	1,108.76
04/30/2022	41,737.78	548,362.38	48,267.82	13,635.13	1,108.85
05/31/2022	29,441.85	537,221.02	48,278.66	13,638.19	1,108.94
06/30/2022	24,425.41	474,394.36	48,299.88	13,644.18	1,109.09
07/31/2022	18,673.95	476,879.17	48,332.72	13,653.46	1,109.33
08/31/2022	12,479.29	944,815.37	48,393.66	13,670.67	1,109.57
<b>Outstanding items</b>					
<b>Current Bank Balance</b>	<b>12,479.29</b>	<b>944,815.37</b>	<b>48,393.66</b>	<b>13,670.67</b>	<b>1,109.57</b>
<b>Difference:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Monthly GL bank balances may not agree with the actual month end bank account balances due to outstanding items.

#### August 2022 Interest Income

ACTION-BUS DEV-BUS PARK-XXX127	910-11800	693.74	August 2022 Interest Income
FACADE CKING-1ST CIT- XXX442	910-11702	60.94	August 2022 Interest Income
CDBG-HOUSING CHK-1CSB XXX450	910-11600	17.21	August 2022 Interest Income
CAP CAT-ASSOC BK XXXXX3734	910-11900	0.24	August 2022 Interest Income
INTEREST INCOME-ACTION FUND	910-48109-00	(693.74)	August 2022 Interest Income
INTEREST INCOME-FACADE	910-48103-00	(60.94)	August 2022 Interest Income
INTEREST INCOME-HOUSING	910-48104-00	(17.21)	August 2022 Interest Income
INTEREST INCOME-SEED FUND	910-48108-00	(0.24)	August 2022 Interest Income



## **ECONOMIC DEVELOPMENT REPORT**

Aug 12 – Sept 9, 2022

### Development Project Update:

- Incentis – Staff engaged in a phone call with the site selector discussing TID policy and answering general questions regarding funding and timing. The property owner hopes to make a decision on which site by end of Quarter 3 or early Quarter 4.
- Bower House – Staff met with the owner and architect to discuss utilities and go over items required for Plan Commission. Shooting for October meeting.
- 206 Cravath St – Closing of the sale of this house took place on August 29.
- Arch Development, Tratt Street – Staff had initial discussions with a potential developer on building homes on the remaining land Arch Development owns.
- David & Goliath – Developer sent information pertaining to building layout and section views for the Bluff Road properties. Also sent a proposal that staff is reviewing.