



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

AGENDA

Thursday, October 20, 2022 at 5:30 p.m.

**Location: Municipal Building – Community Room 1st 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: Oct 20, 2022 05:30 PM Central Time (US and Canada)

Topic: Community Development Authority Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89713774622?pwd=QjkrTnBYdUh5ZURsMmVoajluUWVCUT09>

Passcode: 843341

OR DIAL; US: +1 312 626 6799 Webinar ID: 840 4511 6418

Passcode: 843341

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

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:**
 - a. Blue Line Battery (Nick Rinaldi, CFO).
 - b. Learning Depot (Becca Walenton).
2. **Approval of Minutes:** CDA Board Meeting September 15, 2022.
3. **Review and Acknowledge Financial Statements:** September 30, 2022.
4. **Updates and Discussion:**
 - a. Economic Development Activity Report (John Weidl).
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.
(The above matters may be discussed at this meeting but no substantive action will be taken.)
6. **EXECUTIVE SESSION.** Adjourn to Closed Session, NOT TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(e) “Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Items to be discussed:
 - a) Negotiation of sale of land located on Bluff Road (Bluff Road Commercial District); and
 - b) Negotiation of sale of 24 acres located on Enterprise Drive.
7. **Adjournment.**

CDA Loan Recipient Presentations:

Slipstream – November 17, 2022

Recruit chute - TBD

Scanalytics - TBD



Community Development Authority Board of Directors Meeting

MINUTES

Thursday, September 15, 2022

1. **Administrative Items.**

- a. **Call to Order:** Chair Patrick Singer called the meeting to order at 5:45 p.m. Note: Delayed start was due to technical difficulties.
- b. **Roll Call:** PRESENT: Jim Allen, Lisa Dawsey-smith, Joe Kromholz, Jason Gleason, Jon Kachel, Patrick Singer; ABSENT: Jake Gildemeister. STAFF PRESENT: John Weidel (Interim City Manager); Steve Hatton (Finance Director); Bonnie Miler (CDA Administrative Assistant).
- 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:** 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:** Live Eversol (Meeper Technology LLC) appeared virtually before the Board to provide an update regarding Meeper's current business activities. During the COVID pandemic, business operations were challenging, but they still had inventory to fulfill their contract with NASCO. Post-COVID, supply chain issues, increased material costs and loss of their contract with NASCO caused Meeper to suspend business operations until those issues can be resolved. Hatton provided an updated status of the outstanding CDA loans to Meeper loans. The Board requested that Meeper provide the CDA with updated financials for 2021 through 2022 to date.

2. **Approval of Minutes:** Moved by Kachel and seconded by Allen to approve the Minutes of the CDA Board Meeting August 18, 2022, as amended to correct a typographical error. AYES: All by voice vote (6); NOES: None; ABSENT: Gildemeister.

3. **Review and Acknowledge Financial Statements:** Hatton provided a brief summary of the Financials and indicated that the CDA was running ahead of budget and will likely leave a surplus at the end of the year. Moved by Dawsey-Smith and seconded by Allen to acknowledge the Financial Statements through August 31, 2022. AYES: All by voice vote (6); NOES: None; ABSENT: Gildemeister.

4. **Updates and Discussion:**

- a. **Economic Development Activity Report:** Weidl provided a brief summary of economic development activities as outlined in the Economic Development Reported included in the agenda packet. Kachel asked for an updated regarding the vacant position of Economic Development Director. Dawsey-Smith reported that the Common Council approved additional

hours to allow Weidl to assume the duties of that position until a permanent City Manager is in place to recruit and select a new Economic Development Director.

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: Moved by Singer and seconded by Allen to 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". AYES: Singer, Kachel, Gleason, Kromholz, Dawsey-Smith, Allen; NOES: None; ABSENT: Gildemeister.

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

7. Adjournment. It was noted that Dawsey-Smith left the meeting at 6:05 p.m. Motion by Allen and seconded by Kachel to adjourn the meeting. AYES: All by voice vote (5); NOES: None; ABSENT: Dawsey-Smith, Gildemeister. Meeting adjourned at 6:18 p.m.

CDA Loan Recipient Presentations:

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

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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
TOTAL OTHER FINANCING SOURCES	.00	100,000.00	169,860.45	69,860.45	58.9
TOTAL FUND REVENUE	.00	100,000.00	169,860.45	69,860.45	58.9

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2022

ECONOMIC DEVELOPMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA</u>					
900-56500-111 SALARIES	.00	40,621.95	77,351.72	36,729.77	52.5
900-56500-115 WAGES/PART-TIME/PERMANENT	1,642.08	16,793.54	22,129.35	5,335.81	75.9
900-56500-151 FRINGE BENEFITS	128.42	10,884.66	24,934.24	14,049.58	43.7
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	787.50	787.50	2,500.00	1,712.50	31.5
900-56500-224 SOFTWARE/HARDWARE MAINTENANCE	11.94	2,632.72	3,344.43	711.71	78.7
900-56500-225 TELECOM/INTERNET/COMMUNICATION	130.90	1,572.46	2,120.71	548.25	74.2
900-56500-310 OFFICE & OPERATING SUPPLIES	.00	308.24	600.00	291.76	51.4
900-56500-311 POSTAGE	.00	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	.00	1,903.77	3,700.00	1,796.23	51.5
TOTAL CDA	2,700.84	86,246.23	169,860.45	83,614.22	50.8
TOTAL FUND EXPENDITURES	2,700.84	86,246.23	169,860.45	83,614.22	50.8
NET REVENUE OVER EXPENDITURES	(2,700.84)	13,753.77	.00	(13,753.77)	.0

**CITY OF WHITEWATER
BALANCE SHEET
SEPTEMBER 30, 2022**

ECONOMIC DEVELOPMENT FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
900-11100 CASH	2,924.91	(2,700.84)	6,853.54	9,778.45
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)
TOTAL ASSETS	66,245.30	(2,700.84)	6,853.54	73,098.84
<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
TOTAL LIABILITIES	67,741.68	.00	(6,900.23)	60,841.45
<u>FUND EQUITY</u>				
900-34300 PROPRIETARY CAPITAL	(1,496.38)	.00	.00	(1,496.38)
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	(2,700.84)	13,753.77	13,753.77
BALANCE - CURRENT DATE	.00	(2,700.84)	13,753.77	13,753.77
TOTAL FUND EQUITY	(1,496.38)	(2,700.84)	13,753.77	12,257.39
TOTAL LIABILITIES AND EQUITY	66,245.30	(2,700.84)	6,853.54	73,098.84

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2022

CDA PROGRAMS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>ACTION LOAN REVENUE</u>					
910-46001-00 INT INC-ACTION-LRN DEPOT \$41K	99.08	963.11	.00	(963.11)	.0
910-46003-00 INT INC-ACTION-BIKEWISE \$23K	.00	434.58	.00	(434.58)	.0
910-46004-00 INT INC-ACTION-MEEPER \$97K	.00	1,414.85	.00	(1,414.85)	.0
910-46005-00 INT INC-ACTION-MEEPER \$82K	.00	1,232.29	.00	(1,232.29)	.0
910-46006-00 INT INC-ACTION-BLUELINE \$34K	91.48	869.24	.00	(869.24)	.0
910-46007-00 INT INC-ACTION-BLUELINE \$45K	122.78	862.07	.00	(862.07)	.0
910-46008-00 INT INC-ACTION-SAFEPRO \$100K	100.00	200.00	.00	(200.00)	.0
TOTAL ACTION LOAN REVENUE	413.34	5,976.14	.00	(5,976.14)	.0
<u>MISCELLANEOUS REVENUE</u>					
910-48103-00 INTEREST INCOME-FACADE	79.95	219.78	.00	(219.78)	.0
910-48104-00 INTEREST INCOME-HOUSING	22.58	62.38	.00	(62.38)	.0
910-48108-00 INTEREST INCOME-SEED FUND	.23	1.31	.00	(1.31)	.0
910-48109-00 INTEREST INCOME-ACTION FUND	1,565.24	3,163.50	.00	(3,163.50)	.0
910-48605-00 RENTAL INCOME-CROP LEASES	.00	14,875.50	.00	(14,875.50)	.0
910-48680-00 ADMINISTRATION FEE-LOANS	.00	2,770.00	.00	(2,770.00)	.0
910-48700-00 GAIN ON SALE OF LAND	.00	250,547.55	.00	(250,547.55)	.0
TOTAL MISCELLANEOUS REVENUE	1,668.00	271,640.02	.00	(271,640.02)	.0
TOTAL FUND REVENUE	2,081.34	277,616.16	.00	(277,616.16)	.0

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
900									
09/22	09/22/2022	900175	8487	US BANK	NEI-TURNER MEDIA GROU	GENEVA LAKES 1/2 PAGE AD	AUG 2022	900-56500-223	787.50 ✓
Total 900:									787.50
Grand Totals:									787.50

Nei-Turner Media Group, Inc.
400 Broad Street Unit D
Lake Geneva, WI 53147

10 11
8/16/2022

GENEVA LAKES
AREA VISITOR'S GUIDE

INVOICE

Advertiser: City of Whitewater CDA (Community
Development Authority)

Invoice No. 16726

Date Apr 19, 2022

Due Date May 19, 2022

Contract No. 57105

Sales Rep Deann Hausner

City of Whitewater CDA (Community Development Authority)
312 W. Whitewater St.
Whitewater, WI 53190

Product	Sub Total	Total
#99048 - Geneva Lakes Area VG - 2022 Geneva Lakes VG - 1/2 Page Horizontal	\$787.50	\$787.50

Sub Total	\$787.50
Discount	\$0.00\$0.00
Tax	\$787.50
Total	\$787.50
Balance Due	

Pay Online

900-56500-223
marketing

BSM
8/16/2022



GENEVA LAKES AREA VISITOR'S GUIDE

NEI-TURNER MEDIA GROUP

400 N. Broad St., Unit D
Lake Geneva, WI 53147 • 262.903.9000
Sales: Deann Hausner • deann@ntmediagroup.com
Advertising Coordinator: Jerriann Mullen • jem@ntmediagroup.com

ADVERTISEMENT & LISTING APPROVAL FORM

PLEASE READ ALL INFORMATION

I have checked all components of my ad AND business listing thoroughly (phone number, address, web site, logo, photos, etc...) and approve to print for the 2020 Geneva Lakes Area Visitor's Guide. It is the advertiser's responsibility to make sure content is correct.

Ad Approved 2019 Ad with changes shown Will Provide New Materials

SIGNATURE: _____

DATE: _____

PRINT NAME: _____

Business Listing Approved as is

BUSINESS LISTING:

WHITEWATER COMMUNITY DEVELOPMENT AUTHORITY
262-473-0148
dcarlson@whitewater-wi.gov

We exist to encourage and help people and businesses to invest in the city, creating jobs, increasing the tax base and improving the community's quality of life.

INSIDE BACK COVER / ACROSS FROM ADVERTISER INDEX

WHITEWATER UNIVERSITY TECHNOLOGY PARK

- 35 acres Certified Shovel Ready
- Leading-edge Technology Business Incubator
- Proximity to Rail

WHITEWATER BUSINESS PARK

- 80 acres Shovel Ready
- TIF and other development incentives available
- Economic Opportunity Zone and New Market Tax Credit Available

APPROVED WITH FOLLOWING CHANGES: _____

Shared with Innovation Center 50/50

Reserve now to guarantee a spot for just \$ 1575.00/yr.

Where Innovation Meets Opportunity

- Convenient to Chicago, Madison and Milwaukee
- Competitive land, office and tax rates
- Dark fiber and all utilities in place
- Access to educated workforce and business expertise of University of Wisconsin-Whitewater

For more information contact:
Dave Carlson
Whitewater Community Development Authority
262-473-0148
dcarlson@whitewater-wi.gov



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	3,114.60
PAUQUETTE CENTER LOAN RECV	Principal	Debit	910-13500	(1,289.52) ACH PYMT 09-07-2022
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	(366.28) ACH PYMT 09-07-2022
INT INC-ACTION-BLUELINE \$34K	Interest	Credit	910-46006-00	(91.48) ACH PYMT 09-07-2022
ACTION-BLUE LINE \$45,457	Principal	Debit	910-13507	(446.49) ACH PYMT 09-08-2022
INT INC-ACTION-BLUELINE \$45K	Interest	Credit	910-46007-00	(122.78) ACH PYMT 09-08-2022
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	(598.97) ACH PYMT 09-07-2022
INT INC-ACTION-LRN DEPOT \$41K	Interest	Credit	910-46001-00	(99.08) ACH PYMT 09-07-2022
ACTION-SAFEPRO TECH \$100K	Principal	Credit	910-13509	
INT INC-ACTION-SAFEPRO \$100K	Interest	Credit	910-46008-00	(100.00) ACH PYMT 09-01-2022
910.11900-CAP CATALYST-ASSOC. BANK	Total Deposit	Credit	910-11900	-
	Interest	Credit	910-43015-00	
RENTAL EXPENSES			910-56500-408	41.22 206 E CRAVATH ELECTRIC CHARGES
PROFESSIONAL SERVICES			910-56500-219	1,787.50 206 E CRAVATH ST SALE - /WSS 00029 LEGAL
MARKETING/AD'S			910-56500-323	136.06 SALE OF LAND-LUMBER, FASTNERS
MARKETING/AD'S			910-56500-323	26.95 DOLLAR GENERAL LETTER POSTAGE
MARKETING/AD'S			910-56500-323	48.55 CDA TOUR LUNCH (SITE SELECTOR)
ACTION-BUS DEV-BUS PARK-XXX127			910-11800	(2,040.28) 206 E CRAVATH EXPENSES
ACTION-LAND PURCHASE-XXX127			910-11801	DOLLAR STORE LAND PURCHASE
LAND			910-18350	DOLLAR STORE LAND PURCHASE
GAIN ON SALE OF LAND			910-48700-00	DOLLAR STORE LAND PURCHASE

SweetSpot Cafe
226 W. Whitewater St.
Whitewater, WI 53190
262-458-2174

Server: DEFAULT U
Check #9
Ordered: 8/10/22 7:59 AM

Chicken Pesto	\$9.00
3 Turkey Avocado	\$27.00
Chicken Club	\$10.00

Subtotal	\$46.00
Tax	\$2.55
Total	\$48.55

Input Type
C (EMV Chip Read)
VISA CREDIT xxxxxxxx2430
Time 7:59 AM

Transaction Type Sale
Authorization Approved
Approval Code 099652
Payment ID nNkpWHm9pHHP
Application ID
A0000000031010
Application Label
VISA CREDIT
Terminal ID
09cb6e3fbe1b3768
Card Reader
MAGTEK_EDYNAMO
JEREMIAH THOMAS

Thank You & See You Again
Soon!

910-56500-323 marketing

BTM
8/10/2022

Harrison, Williams & McDonell LLP
452 W. Main Street, PO Box 59
Whitewater, WI 53190
United States
(262) 473-7900

Harrison, Williams & McDonell LLP

To Finance 9/7/2022

 COPY

City of Whitewater - CDA
312 W. Whitewater Street
Whitewater, WI 53190

Balance \$1,787.50
Invoice # 01375
Invoice Date September 1, 2022
Payment Terms Net 30
Due Date October 01, 2022

City - CDA - 206 E Cravath Street
Home Purchase

Securely pay online with your credit card

 <https://harrison-williams-mc-donell.mycase.com/xtac2rbp>

Time Entries

DATE	EE	ACTIVITY	DESCRIPTION	RATE	HOURS	LINE TOTAL
08/10/2022	WKM	Attorney Services	Review CDA meeting agenda and review of offer to purchase of Cravath Street property	\$275.00	0.3	\$82.50
08/12/2022	WKM	Attorney Services	Review of documents; draft terms of covenant and counteroffer; email exchanges	\$275.00	1.4	\$385.00
08/23/2022	WKM	Attorney Services	Review title policy, review tax records, draft deed, covenant and draft and review multiple documents, phone conference with Brad Marquardt	\$275.00	2.0	\$550.00
08/24/2022	WKM	Attorney Services	Work on lien waivers and general contractor's affidavit, revise documents	\$275.00	1.9	\$522.50
08/25/2022	WKM	Attorney Services	Revise documents, document signing meeting, phone conference with title company closer	\$275.00	0.9	\$247.50
<i>Non-billable Time Entries:</i>						
08/15/2022	WKM	Attorney Services	Review CDA agenda - No Charge	\$275.00	0.2	\$55.00
08/18/2022	WKM	Attorney Services	Review file - No Charge	\$275.00	0.2	\$55.00
08/19/2022	WKM	Attorney Services	Review documents - No Charge	\$275.00	0.4	\$110.00
Totals:					7.3	\$1,787.50

910-5650-408

BJM
9/7/2022

Bill Date	Account Number	Next Meter Read Date	Amount Due	Payment Due Date
09/12/2022	0713499904-00076		\$41.22	10/04/2022

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

FINAL

Activity Since Last Bill

08/09/2022	Previous Balance	\$91.68
08/30/2022	Payment	-\$91.68
	Balance	\$0.00
	Total Current Charges	\$41.22
	Total Current Balance	\$41.22

Electric Service

Residential Electric Service Rg1

Meter NZT954790

Final Reading 08/29/2022	11631
Actual Reading 08/08/2022	-11486
Total Electric Use	145 KWH

Energy Charges/Credits

Facilities	22 Days at \$0.52602	\$11.57
Energy Charge	145 KWH at \$0.13724	\$19.90
Fuel Cost Adjustment	145 KWH at \$0.00764	\$1.11

Other Service Charges/Credits

Environmental Control Charge	145 KWH at \$0.00049	\$0.07
State Low Income Assistance Fee	3% of \$32.65	\$0.98
Subtotal:		\$33.63

Electric Service Total: \$33.63

Gas Service

Residential Gas Service (WEGO) Rg-1

Meter 0461574

Final Reading 08/29/2022	3099
Actual Reading 08/06/2022	-3099
Total Gas Use	0 CCF

0 CCF x 1.06 BTU = 0 Therms

Local Distribution Service

Facilities	23 Days at \$0.33000	\$7.59
Subtotal:		\$7.59

Gas Service Total: \$7.59

Messages

This is your final bill. If you have other active accounts, this balance may be transferred to another account in your name.

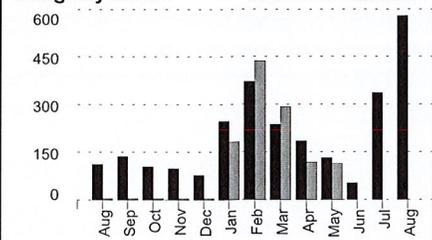
View your bill online anytime in My Account. Visit our website to sign up.

Account Summary
 Bill Period: 07/08/2022 to 08/29/2022

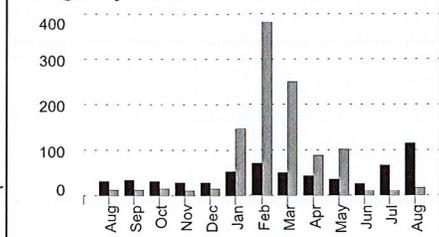
	Aug 2022	Jul 2022	Aug 2021
Billing Days	53	31	34
Avg Temp	29°F	71°F	51°F
Heating Deg Days	2	1	0
Cooling Deg Days	112	248	174
KWH Used	579	337	113
Avg KWH / Day	10.9	10.9	3.3
Therms Used	0	0	4.3
Avg Therms / Day	0	0	0.1
Utility Gas Cost	\$0.35	\$0.35	\$0.35

Graphs

Usage by Month



Charges by Month



Please return this stub with your payment.



ACCOUNT NUMBER: 0713499904-00076

Amount Due By	10/04/2022	\$41.22
Please write your account number on your check		
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
BALANCE SHEET
SEPTEMBER 30, 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	41.06	(25,481.14)	(25,481.14)
BALANCE - CURRENT DATE	.00	41.06	(25,481.14)	(25,481.14)
TOTAL FUND EQUITY	7,470,331.30	41.06	(25,481.14)	7,444,850.16
TOTAL LIABILITIES AND EQUITY	8,815,572.93	41.06	(26,728.57)	8,788,844.36

**CITY OF WHITEWATER
BALANCE SHEET
SEPTEMBER 30, 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	22.58 (	4,262.62)	13,693.25
910-11702 FACADE CKING-1ST CIT- XXX442	48,253.83	79.95	219.78	48,473.61
910-11800 ACTION-BUS DEV-BUS PARK-XXX127	628,512.96	2,639.56 (	153,072.97)	475,439.99
910-11801 ACTION-LAND PURCHASE-XXX127	110,108.94	.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	.23	1.31	1,109.80
910-13500 PAUQUETTE CENTER LOAN RECV	142,845.76 (	1,289.52) (	11,605.68)	131,240.08
910-13501 ACTION-LEARNING DEPOT \$41,294	34,445.39 (	598.97) (	5,319.34)	29,126.05
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 (	366.28) (	3,097.21)	27,081.62
910-13507 ACTION-BLUE LINE \$45,457	40,802.73 (	446.49) (	4,414.75)	36,387.98
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	.00 (	206,644.79)	275,171.53
910-18360 REAL ESTATE	6,225,556.15	.00 (	137,562.15)	6,087,994.00
TOTAL ASSETS	8,815,572.93	41.06 (	26,728.57)	8,788,844.36

LIABILITIES AND EQUITY

ACTION FUND		ORIGINAL	08/31/2022				09/30/2022	09/30/2022			NOTES
ACCT#	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance			
910-13500	PAUQUETTE CENTER LOAN REC	\$88,660.00	\$132,529.60	1,289.52	0.00	1,289.52	\$131,240.08	\$131,240.08	\$0.00	Current	
910-13501	ACTION-LEARNING DEPOT \$41,294	\$41,294.63	\$29,725.02	598.97	99.08	698.05	\$29,126.05	\$29,126.05	\$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	\$27,447.90	366.28	91.48	457.76	\$27,081.62	\$27,081.62	\$0.00	Current	
910-13507	ACTION-BLUE LINE \$45,457	\$45,457.82	\$36,834.47	446.49	122.78	569.27	\$36,387.98	\$36,387.98	\$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-SAFEPRO TECH \$100K	\$104,940.00	\$100,000.00	0.00	100.00	100.00	\$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		
TOTALS		\$624,372.67	\$584,213.91	\$2,701.26	\$413.34	\$3,114.60	\$581,512.65	\$581,512.65	\$0.00		
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	08/31/2022				09/30/2022	09/30/2022			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	
TOTALS		\$ -	\$ 50,000.00	\$ -	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00	\$ -		

CAPITAL CATALYST		ORIGINAL	08/31/2022				09/30/2022	09/30/2022			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		
TOTALS		\$601,264.00	\$601,264.00	\$0.00	\$0.00	\$0.00	\$601,264.00	\$601,264.00	\$0.00		
910-15999	CAP CAT-LOAN LOSS RESERVE		\$0.00					\$0.00			

HOUSING		ORIGINAL	08/31/2022				09/30/2022	09/30/2022			NOTES
ACCT#	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance			
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	Current	
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		
TOTALS		\$228,889.91	\$247,943.91	\$0.00	\$0.00	\$0.00	\$247,943.91	\$247,943.91	\$0.00		
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	2.03%	2.03%	2.03%	2.03%	0.25%
GL Account Number(s)	900-11100	910-11800 910-11801 910-11806	910-11702	910-11600	910-11900
GL Balance as of:					
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
09/30/2022	9,778.45	947,454.93	48,473.61	13,693.25	1,109.80
Outstanding items		-2,040.28			
Current Bank Balance	9,778.45	949,495.21	48,473.61	13,693.25	1,109.80
Difference:	0.00	0.00	0.00	0.00	0.00

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

September 2022 Interest Income

ACTION-BUS DEV-BUS PARK-XXX127	910-11800	1,565.24	September 2022 Interest Income
FACADE CKING-1ST CIT- XXX442	910-11702	79.95	September 2022 Interest Income
CDBG-HOUSING CHK-1CSB XXX450	910-11600	22.58	September 2022 Interest Income
CAP CAT-ASSOC BK XXXXX3734	910-11900	0.23	September 2022 Interest Income
INTEREST INCOME-ACTION FUND	910-48109-00	(1,565.24)	September 2022 Interest Income
INTEREST INCOME-FACADE	910-48103-00	(79.95)	September 2022 Interest Income
INTEREST INCOME-HOUSING	910-48104-00	(22.58)	September 2022 Interest Income
INTEREST INCOME-SEED FUND	910-48108-00	(0.23)	September 2022 Interest Income