



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

AGENDA

Thursday, January 19, 2023 at 5:30 p.m.

AMENDED as of 10:00 a.m. on 01/17/2023
To Add Executive Session Item 8(c)

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: Jan 19, 2023 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/82463833158?pwd=d09icmwwaTJSbStNdkhHWIVsNklUZz09>

Passcode: 320728

Or Telephone:

Dial: 1-312-626-6799

Webinar ID: 824 6383 3158

Passcode: 320728

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.
- 2) **Introduction of Kristin Fish-Peterson, Principal & CEO of Redevelopment Resources – Presentation “What is a CDA?”**
- 3) **Approval of Minutes:**
CDA Board Meeting December 15, 2022.
- 4) **Review and Acknowledge Financial Statements:**
Preliminary Financials for Period Ending December 31, 2022 (Hatton).
- 5) **Action Items:**
- a) Discussion and possible action regarding reduction of electric consumption of City owned street lights (Marquardt).
 - b) Discussion and possible action regarding extension of the Construction Deadline called for under the Development Agreement entered into between PropertyX LLC and the City dated March 29, 2022.
- 6) **Updates and Discussion:**
- a) Update regarding Board Member attendance and removal of Board Member.
 - b) Update regarding recruitment of grocery merchant (Weidl).
 - c) Economic Development Activity Report (Weidl).
- 7) **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.
(The above matters may be discussed at this meeting but no substantive action will be taken.)
- 8) **EXECUTIVE SESSION. Adjourn to Closed Session, 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 Lot 6B (Tax Parcel 262-0515-3434-001) located on Endeavor Drive to David & Goliath LLC.
 - (b) Deliberation regarding Blue Lien Battery Intercreditor Agreement.
 - (c) Deliberation of Letter of Intent to purchase Bluff Road Lots (Tax Parcels /A323600002, /A503200001 and /A503200002.
- 9) **RECONVENE INTO OPEN SESSION.** Possible action of Closed Session items.
- 10) **Adjournment.**