



**Community Development Authority
Board of Directors Meeting**

AGENDA

Thursday, April 20, 2023 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.

Please click this URL to join.

<https://us06web.zoom.us/j/86888429409?pwd=M2tiNXBjK2lYeUhxTDdPM3A1RHB2QT09>

Passcode: 077687

Or join by phone: US: +1 312 626

Webinar ID: 868 8842 9409

Passcode: 077687

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) Recognize Newly-Appointed Commissioners:** Two representatives appointed from the Common Council.
- c) Roll Call.**
- d) Election of Board Chair.**
- e) Election of Board Vice-Chair.**
- f) Appointment to Whitewater University Technology Park Board.**
- g) 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?

- h) **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) **Approval of Minutes:** CDA Board Meeting March 16, 2023.
- 3) **Review and Acknowledge Financial Statements:** Period Ending March 31, 2023.
- 4) **Updates and Discussion:**
- a) Update regarding Blue Line Battery loan payoff.
 - b) Update regarding improvement of physical condition of Lot 9B in the Business Park (Part of Tax Parcel No. 292-0515-3432-000) located on Enterprise Blvd.
 - c) Update regarding Economic Development Director/CDA Director Search.
 - d) Economic Development Activity Report.
- 5) **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.)
- 6) **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, and Wisconsin Statutes 19.85(1)(c): "Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility." . Items to be discussed:
- (a) Negotiate Vacant Land Offer to Purchase with Becker & Bolton, LLC with respect to vacant parcel of land located at 501 N. Prospect Dr. in the Business Park (Tax Parcel No. 292-0515-3434-001).
 - (b) Deliberate Development Agreement with Becker & Bolton, LLC for further recommendation to Common Council for review and approval regarding proposed project to be located at 501 N. Prospect Dr. (Tax Parcel No. 292-0515-3434-001).
- 7) **RECONVENE INTO OPEN SESSION.**
- 8) **Possible action on Closed Session Item(s).**
- 9) **Adjournment.**



**Community Development Authority
Board of Directors Meeting
MINUTES**

Thursday, March 16, 2023

1) Administrative Items.

- a) **Call to Order:** Vice Chair Allen called the meeting to order at 5:34 p.m.
- b) **Roll Call:** Jim Allen, Lisa Dawsey-Smith, Joe Kromholz, Jon Kachel; ABSENT: Jason Gleason, Patrick Singer. STAFF: John Weidl (City Manager), Steve Hatton (Finance Director), Brad Marquardt (Public Works Director), Wally McDonell (City Attorney), Bonnie Miller (CDA Administrative Assistant); OTHER: Kristen Fish-Peterson (Redevelopment Resources).
- 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.

2) Approval of Minutes: Moved by Dawsey-Smith to approve the Minutes of the February 16, 2023 CDA Board Meeting; seconded by Kromholz. AYES: All by voice vote (4); NOES: None; ABSENT: Gleason, Singer. Motion passed.

- a) **Review and Acknowledge Financial Statements:** Hatton stated that as we are closing out fiscal year 2022, this is the first the Board was receiving January and February financials for Funds 900 and 910. Hatton further stated that there was nothing noteworthy to call out. **Moved by Dawsey-Smith to acknowledge the Financial Statements for Periods Ending January 31, 2023 and February 28, 2023; seconded by Kachel. AYES: All by voice vote (4); NOES: None; ABSENT: Singer, Gleason. Motion passed.**

3) Action Item:

- a) **CDA Loan Programs – Establishment of 2022 Loan Loss Reserves:** Hatton stated that no action would be required for this item and provided an update documenting the status of Liz Eversoll's three Meeper loans. Eversoll has reported that Meeper has gone from a viable entity in 2021 to a non-viable entity in 2022. For accounting purposes, we are deeming those to be unrecoverable and are applying the write-offs as they already exist on the balance sheet and establishing reserves where they were not sufficient to satisfy all three of the Meeper loans on the books. Kromholz asked for clarification. Hatton referred to the memorandum included in the agenda packet which stated that Meeper had lost a significant order in their distribution channel and were ceasing operations. Hatton stated that we will continue to pursue recovery but can no longer carry them on the balance sheet. No action was taken.

4) Updates and Discussion:

- a) **Presentation and update by City Attorney concerning conflict of interest regulations and policies:** City Attorney McDonell provided a summary of regulations concerning conflicts of interest and perceived conflicts of interest. McDonell stated that the initial test is common sense. McDonell summarized policies covering receipt of gifts and participation in an action regarding an organization you are affiliated with or have a financial interest in. Weidl requested clarification of the definition of "member of an organization" as opposed to a "subscriber of an

organization". McDonell stated that if an organization that you are a member of or you have an affiliation with that would cause a substantial financial gain or assistance from the action to your family or yourself would be considered a conflict of interest. McDonell contacted the State Attorney for clarification who stated that if a board member had at least a 10% interest in an organization, or is a board member or officer of an organization, a conflict of interest would exist, and further stated that being merely a member of an organization would not establish a conflict of interest. McDonell further stated that generally, if you are considering something whereby you, as a member of the community, would be affected in the same way it would affect the general public, a conflict would not exist. McDonell further stated that when there is an appearance of a conflict or ethical violation, it is often times better to stay out of the action. Kromholz commented that the rules materials provided in the Agenda Packet provides a helpful resource.

- b) Affordable Housing Policy: Overview and Public Input Plan. Kristen Fish-Peterson of Redevelopment Resources provided a summary of the draft Affordable Housing Policy. Ms. Fish-Peterson worked with Chris Bennet of Neighborhood Services to prepare the Policy for review by the Board. Ms. Fish-Peterson summarized the Policy as consisting of three major components: (1) down-payment assistance to low-income borrowers; (2) incentives to developers at \$25,000 per unit developed, with a maximum of \$500,000 total (20 homes); and (3) adding funds to the CDA's Homeowner Rehabilitation Program. Based on her research, 60% of Whitewater's residential stock is rental housing, therefore, she did not include incentives in the Policy for rental housing. Ms. Fish-Peterson recommended that efforts be focused on single-family housing. As an example, Ms. Fish-Peterson used Washington County's program that just started which has a similar emphasis on single-family housing. Fish-Peterson and Bennett contacted an actual contractor/developer to see what would make a difference to them, what would be an incentive to them to build affordable single-family homes. Their feedback was that they would need some sort of subsidy or land grant. Land up-front and the \$25,000 per-house incentive would help.

Ms. Fish-Peterson went on to address the process for receiving public input in addition to input from the Board and City Council and stated that an open house for the public would be published on social media and confirmed that she would be there to chair the event. The CDA Board and City Council would be welcome to attend as well to hear the public input. Kachel voiced his concern for more review of the policy before being released to the community and suggested forming a subcommittee to include Larry Kachel, Jeff Knight and Jim Caldwell to review and make recommendations to the CDA. Kromholz stated his support of the process included in the proposal as presented rather than delegate the authority of the CDA Board to a subcommittee. Allen expressed support for forming the subcommittee. Dawsey-Smith stated that posting of the Policy to the website would provide an opportunity for feedback from anyone in the community, would not preclude anyone in the community from offering inciteful feedback based on experience within the community, and would give the assurance to the entire community that their voices would be heard as well. Kachel asked if we were under a timeline. Weidl stated that it is his responsibility as City Manager make sure this Policy makes it to the City Council. Allen stated that we have been talking about getting housing together for two years, and that we have a small group of people who have offered to kick-start the process. Weidl directly stated that, without a motion from the Board to do that, he would not be doing that. Weidl further stated that he would be following the consultants plan, vetting this using an open house and then taking it to the City Council. Fish-Peterson stated that she was asked to do this when she was hired, and that she has studied the SEWRPAC Report and other information provided to her. She studied other examples that are out there in other communities and decided that what makes sense for Whitewater is the three components that she offered up.

She stated that she hesitated to put money in the revolving loan fund because we are really not making a dent in the property tax base by helping people fix up their homes, however, that fund is kind of paralyzed because it is out of money. She recommended adding \$200,000 to that fund. She recommended down-payment assistance because that's where a lot of first-time homebuyers possibly have a problem coming up with a down-payment and would help homebuyers directly. She further summarized what she considered would make a difference to contractors or developers. She stated that multi-family is usually what gets built, but to create some opportunities for Whitewater residents to own single-family homes in the community, this is where she recommended focusing the efforts of the \$1.9 million in TIF increment. She further stated that there would be other increment available as other Districts close. She has presented to the CDA for input first, and now that the policy has been made public, anyone interested can provide feedback via an open house. Weidl stated that Fish-Peterson was hired by the City Manager since the contract was under \$25,000.

Kachel renewed his request to form a subcommittee of people with expert opinions from our own city, such as real estate brokers and others that would know more about Whitewater than she [Ms. Fish-Peterson] has or John [City Manager Weidl] has about our own City, and stated that his request has been ignored. Ms. Fish-Peterson stated that she would be interested in hearing the opinions of the components of the Policy from the four members here at the meeting. Allen stated that we could solve this by talking about Item (d) first because he doesn't want to publish this until we have a chance to form that subcommittee and hear from the community members. Kromholz stated that the policy has already been published. **Allen then made a motion to hold off on publication of this housing study until after a subcommittee has been created and heard.** Kachel stated that he didn't think there was anything wrong with that, for more eyes to look at it. Weidl asked if that was a second and received no response. Kachel asked Ms. Fish-Peterson "if she was afraid of their opinion". Ms. Fish-Peterson again stated that we will be holding an open house; everybody can come and look at it. Kachel again stated that he wants the experts to look at it that are in the community now and know the problems. Allen stated that "we are unique community". Directing his statement to the body, Weidl stated "With all respect, stop talking to my consultant like that" and further stated that "If you want to vote on the motion to table this and move to the subcommittee, you can do that. Ms. Fish-Peterson is an expert, she is an expert". He went on to state that "she was asked by the City Manager in a contract that was vetted by this committee, and it was in there that she was going to write that policy; you either saw it or you didn't because you didn't look at your packet". Weidl further stated that "It was sent to the Council and they saw it or they didn't, and all of that was approved". Directing his comment to the body, Weidl stated that he "respected their right to create that subcommittee but to leave Kristen out of it . . . talk amongst yourself, make a motion". **Allen moved to create the subcommittee before publication. Seconded by Kachel. Miller requested that the motion be repeated. Allen restated the motion to create a subcommittee to review the process for receiving in-put on the affordable housing before it's published and to confer with Council and this Board. Affirmed by Kachel. Roll call vote: AYES: Allen, Kachel; NOES: Dawsey-Smith, Kromholz; ABSENT: Gleason, Singer. Dawsey-Smith asked if there was anyone else on-line. Hatton responded "no". Motion fails.**

Directing his comment to Weidl, Allen stated that he did not think anybody was speaking against Kristen personally. Weidl stated that they said she wasn't an expert. Weidl commented that it was said literally into the microphone that "we want to bring in the experts because they are more of an expert than you, City Manager, and you, consultant. Allen responded that he was sure when it was spoken it was not intended that way though and that we in this community are not that jaded. Kromholz commented that we all got a little heated and now it is time to move on. Kachel again clarified his point that we have people that live in this community that have

lived here a long time and have to live with whatever we do tonight and at City Council, and it would be a nice thing for it for it to be vetted by others, not just the City Manager and consultant.

c) CDA Director Recruitment. Ms. Fish-Peterson stated that she completed a review of the Job Description for the CDA Director, and only made two small changes because she felt it was an excellent job description. She changed a word to make it more tactical for the Director, removed a program that was left over from the Doyle administration, and believes that the Job Description was ready to go. Weidl stated that we are very interested in a subcommittee here, that he did not know what the rules were for postings but would defer to Wally [City Attorney], but it was his clear understanding that this committee was looking to place some of their own members on an interview panel. Weidl went on to state that he would leave it up to the Board to see how that might look with Wally [City Attorney] as a sounding board to make sure everything was on the up-and-up. Allen called attention to the language “reports to City Manager” on the first page and further stated that “We’ve kind of been different a little bit in this; the day-to-day operations report to the City Manager, however, policy decisions would report to the CDA Board”. Allen then requested confirmation from the City Attorney Wally McDonell. McDonell stated that is subject to a policy made by the CDA and hopefully in conjunction with the City Council, but ultimately, it is important for the CDA, the City Manager and the CDA Director to have a clear understanding of those types of issues. McDonell further stated that that’s at times been a problem in this community and it would be good to address that. Weidl requested clarification from McDonell regarding which entity is responsible for hiring, overseeing and evaluating. Allen commented that McDonell is not the CDA attorney and has been put on the spot. Kromholz and Weidl affirmed that McDonell is the City Attorney. McDonell asked for clarification of the question. Weidl clarified that he was referring to hiring, oversight and evaluation and everything, where does that disposition fit best, because it was his understanding that it was with the City Manager per Charter Ordinance and the council/manager form of government. McDonell stated that the CDA Director in the recent past has been a City employee, and in that narrow view, it is the City Manager who has the authority to hire CDA Directors and fire them. McDonell further stated that there have been some policies in the past where the CDA has been involved and did not know if they were still in effect. Weidl commented that he did not think they could be, considering they went back to the 2011 Employee Manual. McDonell commented that he would need to do some research to see if there are some policies in affect that involves the CDA in the hiring; also the policies that were worked on did include some of Allen’s suggestions that the CDA Director would have a level of reporting to the CDA which has been a struggle too. McDonell stated that the job description was very detailed, and it would behoove the City and the CDA to establish some policies that are consistent with the Job Description and visa versa so there isn’t a problem in the future. McDonell further stated that if this is going to be a City employee, then the hiring would be the City Manager and the salary would be established by the Council. He further stated that the CDA Director is hugely intertwined with the CDA and whether or not this is a legal opinion or not, it is clearly a point for the CDA to have a level involvement with the Director, but it is a good idea to establish certain lines of authority and reporting policies. Kromholz requested confirmation that this is going to be City employee. McDonell confirmed that is what it has been in the past, stating that he is not suggesting that this not be a City employee. McDonell commented that in the past, the City Manager was frozen out and that was a problem. After further discussion, McDonell stated that his base opinion is that that person should report to the City Manager, and the City Manager has the ultimate decision on hiring and firing that employee pursuant to city manager form of government. Other legislative matters are dealt with by the CDA as an entity of its own that has substantial powers. McDonell further clarified that the basic tenant is that the City Manager hires, fires and supervises that

employee. Allen acknowledged that in the past the CDA Director was an employee of the CDA, but that was changed to a hybrid so that the City Manager did have oversight of the CDA Director in day-to-day operations and the City Manager is above the organizational chart above the CDA Director. Kachel again stated that it would be nice to have a subcommittee. Weidl deferred to McDonell for direction. Dawsey-Smith stated that we have had this discussion and gave pretty clear direction as to the oversight of the employee who is partially supported and funded by the General Fund for day to day oversight of this employee by the City Manager. Dawsey-Smith further stated that at that time, that there would be a desire from the body to have a member or two as part of the hiring committee. **Dawsey-Smith moved to post the job description for recruitment of a CDA Director at April's meeting to consider which members of this body would be a part of that hiring committee. Seconded by Kromholz.** Kachel asked for clarification of guidelines and requirements and was directed to refer to the Job Description. Allen questioned the posting of the Job Description, and Weidl stated that the City Manager can post the Job Description immediately. Fish-Peterson provided a summary of her process for developing the Job Description. Allen commented for the record that the CDA Director position is paid for by CDA funds in addition to the funds from the General Fund. **Roll call vote: AYES: Kachel, Kromholz, Dawsey-Smith; NOES: Allen; ABSENT: Gleason, Singer. Motion passed.**

d) CDA Subcommittee - Affordable Housing Policy. Weidl deferred to McDonell for CDA's ability to create committees. McDonell stated that this body certainly has the authority to create a committee; what is important is to create a committee that has a legal authority and is given duties that are appropriate and would not overstep the bounds of a subcommittee under the circumstances. Dawsey-Smith requested clarification as to if the ultimate vote or authority resides on this policy resides in the hands of the Common Council, would it then be appropriate for this body to be appointing a subcommittee. Weidl stated that after consulting McDonell, it was his understanding that you can make a motion to create a committee to review the Affordable Housing Policy and appoint people. Weidl further stated that as far as picking people from the community, he would like to see a process for that. McDonell clarified that it would be appropriate for the subcommittee to make advisory recommendations, and that it would be appropriate to appoint persons from the community outside of the board. **Moved by Allen to create a subcommittee for the CDA Affordable Housing Policy Advisory, limited to 3-5 members total and they would advise the CDA on the Housing Policy before we publish it as in Item (b).** Following a brief discussion regarding whether or not the Policy has been published and confirmation that the Policy was published in draft form in the Agenda Packet, Weidl stated that from a staff perspective with the open house, staff believes that this is not necessary to accurately obtain feedback which should include a cross-section of our increasingly diverse community per our Mission Statement. After further discussion regarding the merits of the subcommittee, Kromholz felt that his would add another layer. Allen responded that a couple more sets of eyes look at it to make sure we are doing what is best for our community. Allen acknowledged that Ms. Fish-Peterson is an expert, but we have people who have lived here a long time who understand the unique challenges of a University town. Kromholz stated he supported having the entire community look at this policy and all can comment at a Common Council meeting and sees this subcommittee as one more delay in the process. Kachel commented that Whitewater is a unique community from young to old with nothing in between, including less year-round residents in our population when you back out the students as opposed to surrounding communities. Allen asked for input as to how that subcommittee would be made up. Kromholz stated that he was not in favor of doing this at all. Dawsey-Smith commented that she could personally invite someone to look at it and a subcommittee makes one more step that would further delay the process and feels that quality feedback could be amassed without a subcommittee. **Allen requested a roll call; Miller requested a repeat of the motion. Weidl clarified the original motion as being for the CDA to create a subcommittee for**

the Affordable Housing Policy. Allen confirmed the motion; Kachel seconded. Roll Call: AYES: Kachel, Allen; NOES: Dawsey-Smith, Kromholz; ABSENT: Singer, Gleason. Motion failed.

Moved by Kromholz to postpone the remainder of the Agenda including the Executive Session to the next meeting. Seconded by Allen. Roll Call: AYES: Kromholz, Dawsey-Smith, Allen, Kachel; NOES: None; ABSENT: Gleason, Singer. Motion passed.

- 5) Adjournment. Moved by Dawsey-Smith to adjourn; seconded by Kromholz. AYES: All by voice vote (4); NOES: None; ABSENT: Gleason, Singer. Meeting adjourned at approximately 6:37 p.m.

Respectfully submitted,

Bonnie Miller, Recorder

Minutes Approved on _____, 2023.

DRAFT

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

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	.00	50,000.00	50,000.00	.0
900-49266-56 TRANSFER TID #11-ADMIN	.00	.00	5,000.00	5,000.00	.0
900-49267-56 TRANSFER TID #12-ADMIN	.00	.00	5,000.00	5,000.00	.0
900-49268-56 TRANSFER TID #13-ADMIN	.00	.00	35,000.00	35,000.00	.0
900-49290-56 GENERAL FUND TRANSFER	.00	.00	32,500.00	32,500.00	.0
900-49300-56 FUND BALANCE APPLIED	.00	.00	63,244.84	63,244.84	.0
TOTAL OTHER FINANCING SOURCES	.00	.00	190,744.84	190,744.84	.0
TOTAL FUND REVENUE	.00	.00	190,744.84	190,744.84	.0

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

ECONOMIC DEVELOPMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA</u>					
900-56500-111 SALARIES	1,700.00	4,250.00	83,999.92	79,749.92	5.1
900-56500-115 WAGES/PART-TIME/PERMANENT	2,662.65	5,297.85	23,063.04	17,765.19	23.0
900-56500-151 FRINGE BENEFITS	663.99	1,881.47	34,079.72	32,198.25	5.5
900-56500-210 PROFESSIONAL DEVELOPMENT	.00	.00	3,535.00	3,535.00	.0
900-56500-212 LEGAL SERVICES	.00	.00	12,625.00	12,625.00	.0
900-56500-215 PROFESSIONAL SERVICES	.00	.00	2,525.00	2,525.00	.0
900-56500-219 AUDIT FEES	.00	.00	4,040.00	4,040.00	.0
900-56500-222 COUNTY/REGIONAL ECON DEV	.00	.00	9,342.50	9,342.50	.0
900-56500-223 MARKETING	.00	.00	2,525.00	2,525.00	.0
900-56500-224 SOFTWARE/HARDWARE MAINTENANCE	959.82	1,219.36	7,012.02	5,792.66	17.4
900-56500-225 TELECOM/INTERNET/COMMUNICATION	115.82	388.74	2,210.34	1,821.60	17.6
900-56500-310 OFFICE & OPERATING SUPPLIES	15.31	56.98	606.00	549.02	9.4
900-56500-311 POSTAGE	.00	.00	202.00	202.00	.0
900-56500-320 DUES	.00	11,179.00	1,191.80	(9,987.20)	938.0
900-56500-325 PUBLIC EDUCATION	.00	195.00	50.50	(144.50)	386.1
900-56500-330 TRAVEL EXPENSE	.00	.00	3,737.00	3,737.00	.0
 TOTAL CDA	 6,117.59	 24,468.40	 190,744.84	 166,276.44	 12.8
 TOTAL FUND EXPENDITURES	 6,117.59	 24,468.40	 190,744.84	 166,276.44	 12.8
 NET REVENUE OVER EXPENDITURES	 (6,117.59)	 (24,468.40)	 .00	 24,468.40	 .0

Report Criteria:
Report type: GL detail
Invoice Detail.GL account = 9001000000-9009999999,9101000000-9109999999

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
900									
03/23	03/16/2023	94920	8438	JAMES LEASING LLC		FEB 2023 COPIES CHARGE	11705	900-56500-310	15.31
Total 900:									15.31
Grand Totals:									15.31

**CITY OF WHITEWATER
BALANCE SHEET
MARCH 31, 2023**

ECONOMIC DEVELOPMENT FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
900-11100 CASH	47,001.45	(6,117.59)	(26,900.45)	20,101.00
900-19000 GASB 68-WRS NET PENSION ASSETS	15,657.39	.00	.00	15,657.39
900-19021 GASB 68-WRS DOR	30,592.68	.00	.00	30,592.68
900-19999 GASB 68-PENSION CLEARING ACCT	3,479.00	.00	.00	3,479.00
TOTAL ASSETS	96,730.52	(6,117.59)	(26,900.45)	69,830.07
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
900-21100 ACCOUNTS PAYABLE	906.21	.00	(906.21)	.00
900-21106 WAGES CLEARING	1,525.84	.00	(1,525.84)	.00
900-29011 GASB 68-WRS DIR	36,871.45	.00	.00	36,871.45
TOTAL LIABILITIES	39,303.50	.00	(2,432.05)	36,871.45
<u>FUND EQUITY</u>				
900-34300 PROPRIETARY CAPITAL	57,427.02	.00	.00	57,427.02
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	(6,117.59)	(24,468.40)	(24,468.40)
BALANCE - CURRENT DATE	.00	(6,117.59)	(24,468.40)	(24,468.40)
TOTAL FUND EQUITY	57,427.02	(6,117.59)	(24,468.40)	32,958.62
TOTAL LIABILITIES AND EQUITY	96,730.52	(6,117.59)	(26,900.45)	69,830.07

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

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	87.00	267.09	.00	(267.09)	.0
910-46003-00 INT INC-ACTION-BIKEWISE \$23K	.00	28.16	.00	(28.16)	.0
910-46006-00 INT INC-ACTION-BLUELINE \$34K	85.34	256.02	.00	(256.02)	.0
910-46007-00 INT INC-ACTION-BLUELINE \$45K	113.77	345.85	.00	(345.85)	.0
910-46008-00 INT INC-ACTION-SAFEPRO \$100K	100.00	100.00	.00	(100.00)	.0
TOTAL ACTION LOAN REVENUE	386.11	997.12	.00	(997.12)	.0
<u>MISCELLANEOUS REVENUE</u>					
910-48103-00 INTEREST INCOME-FACADE	90.69	249.49	.00	(249.49)	.0
910-48104-00 INTEREST INCOME-HOUSING	52.79	145.22	.00	(145.22)	.0
910-48108-00 INTEREST INCOME-SEED FUND	1.94	5.63	.00	(5.63)	.0
910-48109-00 INTEREST INCOME-ACTION FUND	3,737.15	10,177.77	.00	(10,177.77)	.0
910-48605-00 RENTAL INCOME-CROP LEASES	15,876.00	15,876.00	.00	(15,876.00)	.0
TOTAL MISCELLANEOUS REVENUE	19,758.57	26,454.11	.00	(26,454.11)	.0
TOTAL FUND REVENUE	20,144.68	27,451.23	.00	(27,451.23)	.0

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2023

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	10.00	.00	(10.00)	.0
910-56500-219	PROFESSIONAL SERVICES	.00	385.24	.00	(385.24)	.0
	TOTAL CDA PROGRAMS	.00	395.24	.00	(395.24)	.0
	TOTAL FUND EXPENDITURES	.00	395.24	.00	(395.24)	.0
	NET REVENUE OVER EXPENDITURES	20,144.68	27,055.99	.00	(27,055.99)	.0

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	6,114.60
PAUQUETTE CENTER LOAN REC'D	Principal	Debit	910-13500	(1,289.52) 03/06/2023 ACH PAYMENT
ACTION-BIKEWISE-\$23,099	Principal	Credit	910-13503	(2,987.56) 03/01/2023 CK 10764
INT INC-ACTION-BIKEWISE \$23K	Interest	Credit	910-46003-00	(12.44) 03/01/2023 CK 10764
ACTION-BLUE LINE \$34,520	Principal	Credit	910-13506	(372.42) 03/07/2023 ACH PAYMENT
INT INC-ACTION-BLUELINE \$34K	Interest	Credit	910-46006-00	(85.34) 03/07/2023 ACH PAYMENT
ACTION-BLUE LINE \$45,457	Principal	Debit	910-13507	(455.50) 03/09/2023 ACH PAYMENT
INT INC-ACTION-BLUELINE \$45K	Interest	Credit	910-46007-00	(113.77) 03/09/2023 ACH PAYMENT
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	(611.05) 03-06-2023 ACH PAYMENT
INT INC-ACTION-LRN DEPOT \$41K	Interest	Credit	910-46001-00	(87.00) 03-06-2023 ACH PAYMENT
ACTION-SAFEPRO TECH \$100K	Principal	Credit	910-13509	
INT INC-ACTION-SAFEPRO \$100K	Interest	Credit	910-46008-00	(100.00) 03/01/2023 ACH PAYMENT
910-11900 CAP CATALYST-ASSOC BANK	Total Deposit	Credit	910-11900	
BLUE LINE BATTERY \$64,614 K	Interest	Credit	910-43015	
LEGAL/PROFESSIONAL/MARKETING			910-56500-212	
LEGAL/PROFESSIONAL/MARKETING			910-56500-212	
LAND			910-18350	
ACTION-LAND PURCHASE-XXX127			910-11801	
ACTION-BUS DEV-BUS PARK-XXX127			910-11800	15,876.00 Timothy Keil Farm land rent ck 1632
RENTAL INCOME-CROP LEASES			910-48605-00	(15,876.00) Timothy Keil Farm land rent ck 1632

**CITY OF WHITEWATER
BALANCE SHEET
MARCH 31, 2023**

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>LIABILITIES</u>				
910-22000 ACCUM DEPREC-BUILDING	1,461,118.56	.00	.00	1,461,118.56
910-25100 DUE TO GENERAL FUND	3,698.00	(17.00)	(3,698.00)	.00
910-26101 DEF REVENUE-FD 610-CDBG	851,866.00	.00	.00	851,866.00
TOTAL LIABILITIES	2,316,682.56	(17.00)	(3,698.00)	2,312,984.56
<u>FUND EQUITY</u>				
910-30110 CONTRIBUTED CAPITAL	456,815.37	.00	.00	456,815.37
910-34300 PROPRIETARY CAPITAL	6,440,505.26	.00	.00	6,440,505.26
910-34400 RESERVE FOR LAND PURCHASES	238,031.94	.00	.00	238,031.94
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	20,144.68	27,055.99	27,055.99
BALANCE - CURRENT DATE	.00	20,144.68	27,055.99	27,055.99
TOTAL FUND EQUITY	7,135,352.57	20,144.68	27,055.99	7,162,408.56
TOTAL LIABILITIES AND EQUITY	9,452,035.13	20,127.68	23,357.99	9,475,393.12

**CITY OF WHITEWATER
BALANCE SHEET
MARCH 31, 2023**

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
910-11600 CDBG-HOUSING CHK-1CSB XXX450	13,790.70	52.79	145.22	13,935.92
910-11702 FACADE CKING-1ST CIT- XXX442	23,693.95	90.69	249.49	23,943.44
910-11800 ACTION-BUS DEV-BUS PARK-XXX127	261,460.54	22,210.75	34,604.33	296,064.87
910-11801 ACTION-LAND PURCHASE-XXX127	702,295.93	(1,000.00)	11,000.00)	691,295.93
910-11900 CAP CAT-ASSOC BK XXXXX3734	9,134.66	1.94	5.63	9,140.29
910-13500 PAUQUETTE CENTER LOAN RECV	127,371.52	(1,289.52)	(3,868.56)	123,502.96
910-13501 ACTION-LEARNING DEPOT \$41,294	27,317.14	(611.05)	(1,827.06)	25,490.08
910-13503 ACTION-BIKEWISE-\$23,099	4,716.24	.00	(3,971.84)	744.40
910-13504 ACTION-MEEPER TECH-\$97,907	81,791.63	(81,791.63)	(81,791.63)	.00
910-13505 ACTION-MEEPER-\$82,310	71,814.49	(71,814.49)	(71,814.49)	.00
910-13506 ACTION-BLUE LINE \$34,520	25,975.45	(372.42)	(1,117.26)	24,858.19
910-13507 ACTION-BLUE LINE \$45,457	35,039.56	(455.50)	(1,361.96)	33,677.60
910-13508 ACTION-FINE FOOD ARTS \$31,810	30,000.00	.00	.00	30,000.00
910-13509 ACTION-SAFEPRO TECH \$100K	100,000.00	.00	.00	100,000.00
910-13510 ACTION-SWSPOT/GILDEMEISTER 54K	54,000.00	.00	.00	54,000.00
910-13999 ACTION LOAN-LOAN LOSS RESERVE	(153,606.12)	153,606.12	153,606.12	.00
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	4,235.00	.00	.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
910-15999 CAP CAT-LOAN LOSS RESERVE	(102,000.00)	.00	.00	(102,000.00)
910-16008 FACADE-BOWERS HOUSE LLC \$50K	75,000.00	.00	.00	75,000.00
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)
910-18103 LOAN DUE FROM FD 610-CDBG	851,866.00	.00	.00	851,866.00
910-18350 LAND	275,171.53	1,500.00	11,500.00	286,671.53
910-18360 REAL ESTATE	6,087,994.00	.00	.00	6,087,994.00
TOTAL ASSETS	9,452,035.13	20,127.68	23,357.99	9,475,393.12

LIABILITIES AND EQUITY

ACTION FUND		ORIGINAL	02/28/2023				03/31/2023		03/31/2023		NOTES
ACCT#	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance			
910-13500	PAUQUETTE CENTER LOAN RECV	\$88,660.00	\$124,792.48	1,289.52	0.00	1,289.52	\$123,502.96	\$123,502.96	\$0.00	Current	
910-13501	ACTION-LEARNING DEPOT \$41,294	\$41,294.63	\$26,101.13	611.05	87.00	698.05	\$25,490.08	\$25,490.08	\$0.00	Current	
910-13503	ACTION-BIKEWISE-\$23,099	\$23,099.36	\$744.40	0.00	0.00	0.00	\$744.40	\$744.40	\$0.00	Making Payments	
910-13504	ACTION-MEEPER TECH-\$97,907	\$97,907.69	\$81,791.63	81,791.63	0.00	81,791.63	\$0.00	\$0.00	\$0.00	Written off in Default 03/31/2023	
910-13505	ACTION-MEEPER-\$82,310	\$82,310.00	\$71,814.49	71,814.49	0.00	71,814.49	\$0.00	\$0.00	\$0.00	Written off in Default 03/31/2023	
910-13506	ACTION-BLUE LINE \$34,520	\$34,520.75	\$25,230.61	372.42	85.34	457.76	\$24,858.19	\$24,858.19	\$0.00	Current	
910-13507	ACTION-BLUE LINE \$45,457	\$45,457.82	\$34,133.10	455.50	113.77	569.27	\$33,677.60	\$33,677.60	\$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	In Default	
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	Strive On	
TOTALS		\$614,690.25	\$584,213.91	\$156,334.61	\$386.11	\$156,720.72	\$404,773.23	\$404,773.23	\$0.00		
910-13999	ACTION LOAN-LOAN LOSS RESERVE		(\$153,606.12)	(\$153,606.12)	0.00	(\$153,606.12)	\$0.00	\$0.00			
910-17999	UDAG-LOAN LOSS RESERVE		(\$12,500.00)	0.00	0.00	0.00	(\$12,500.00)	(\$12,500.00)			

FAÇADE LOAN		ORIGINAL	02/28/2023				03/31/2023		03/31/2023		NOTES
ACCT#	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	GL Balance			
910-16008	FAÇADE-BOWERS HOUSE LLC \$50K	-	75,000.00	-	-	-	75,000.00	75,000.00	-	New loan April 2022	
TOTALS \$		-	\$ 75,000.00	\$ -	\$ -	\$ -	\$ 75,000.00	\$ 75,000.00	\$ -		

CAPITAL CATALYST		ORIGINAL	02/28/2023				03/31/2023		03/31/2023		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		(\$102,000.00)				(\$102,000.00)	(\$102,000.00)			

HOUSING		ORIGINAL	02/28/2023				03/31/2023		03/31/2023		Current
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		
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	4.57%	4.57%	4.57%	4.57%	0.25%
GL Account Number(s)	900-11100	910-11800 910-11801 910-11806	910-11702	910-11600	910-11900
GL Balance as of:					
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
10/31/2022	70,610.54	941,037.42	48,570.01	13,720.48	1,110.04
11/30/2022	51,923.25	956,241.31	23,627.48	13,752.01	9,132.72
12/31/2022	47,001.45	963,756.47	23,693.95	13,790.70	9,134.66
01/31/2023	36,477.13	960,234.63	23,776.15	13,838.54	9,136.60
02/28/2023	26,218.59	966,150.05	23,852.75	13,883.13	9,138.35
03/31/2023	20,101.00	987,360.80	23,943.44	13,935.92	9,140.29
Outstanding items					
Current Bank Balance	20,101.00	987,360.80	23,943.44	13,935.92	9,140.29
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.

March 2023 Interest Income

ACTION-BUS DEV-BUS PARK-XXX127	910-11800	3,737.15	March 2023 Interest Income
FACADE CKING-1ST CIT- XXX442	910-11702	90.69	March 2023 Interest Income
CDBG-HOUSING CHK-1CSB XXX450	910-11600	52.79	March 2023 Interest Income
CAP CAT-ASSOC BK XXXXX3734	910-11900	1.94	March 2023 Interest Income
INTEREST INCOME-ACTION FUND	910-48109-00	(3,737.15)	March 2023 Interest Income
INTEREST INCOME-FACADE	910-48103-00	(90.69)	March 2023 Interest Income
INTEREST INCOME-HOUSING	910-48104-00	(52.79)	March 2023 Interest Income
INTEREST INCOME-SEED FUND	910-48108-00	(1.94)	March 2023 Interest Income



CDA Agenda Item

Meeting Date:	04/20/2023
Agenda Item 4(c):	Blue Line Battery Loan Payoff
Staff Contact (name, email, phone):	Steve Hatton

BACKGROUND

(Enter the who, what when, where, why)

As of 4/6/2023, all Blue Line Battery loans were paid in full.

ACTION-BLUE LINE \$34,520	Principal	Credit	910-13506	(24,855.79)	04/06/2023 CK 1923 PAID OFF
INT INC-ACTION-BLUELINE \$34K	Interest	Credit	910-46006-00	(82.85)	04/06/2023 CK 1923 PAID OFF
ACTION-BLUE LINE \$45,457	Principal	Debit	910-13507	(33,676.13)	04/06/2023 CK 1923 PAID OFF
INT INC-ACTION-BLUELINE \$45K	Interest	Credit	910-46007-00	(90.53)	04/06/2023 CK 1923 PAID OFF
CAP CAT-BLUELINE BATT-\$64,614	Principal	Credit	910-15015	(64,614.00)	04/06/2023 CK 1923 PAID OFF
CAPCAT INT-BLUE LINE \$64,614	Interest	Credit	910-43015-00	(1,447.05)	04/06/2023 CK 1923 PAID OFF
CAP CAT-BLUELINE BATT \$36,600	Principal	Credit	910-15017	(36,600.00)	04/06/2023 CK 1923 PAID OFF
CAPCAT INT-BLUE LINE \$36,600	Interest	Credit	910-43017-00	(5,724.83)	04/06/2023 CK 1923 PAID OFF

FINANCIAL IMPACT

(If none, state N/A)

Credit to Capital Catalyst Fund:	\$108,385.88
Credit to Action Fund:	\$ 58,705.30



CDA Agenda Item

Meeting Date: 04-20-2023

Agenda Item: Update Regarding Improvement of Physical Condition of Lot 9B in the Business Park

Staff Contact (name, email, phone): Brad Marquardt

BACKGROUND

(Enter the who, what when, where, why)

Requested by Board Member Jim Allen.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

FINANCIAL IMPACT

(If none, state N/A)

STAFF RECOMMENDATION

ATTACHMENT(S) INCLUDED

(If none, state N/A)

Drone Photos of Lot 9B



