



**Whitewater CDA**  
**Wednesday, June 6, 2012**  
**4:30 PM – CDA Board of Directors**  
Innovation Center, Room 105  
1221 Innovation Drive  
Whitewater, WI 53190

- 
1. **Call to order and roll call**
  2. **Approval of Agenda**
  3. **Approval of Meeting Minutes for May 2, May 9, May 17, and May 24, 2012**
  4. **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.*
  5. **Approval of Extension of Business Park Listing Agreement with MLG Commercial, LLC to November 30, 2012**
  6. **Review and Approval of April 2012 Financials**
  7. **Review Financial Status of Whitewater Tax Incremental Finance Districts**
  8. **Discuss University Tech Park Board Composition (Additional City Representatives)**
  9. **Update Report on Whitewater Innovation Center Tenants/Marketing Plan**
  10. **Review Status of CDBG Housing and Economic Development Loan Funds (State Reorganization of Local Administration of Funding)**
  11. **Review Status of CDA Director Recruitment and Selection Process**
  12. **Convene to Closed Executive Session** Convene to Closed Executive Session at approximately 5:30 p.m. pursuant to Wisconsin State Statutes 19.85 (1) (e) to “deliberate or negotiate the purchase 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 State Statutes 19.85 (1) (c) to “consider 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: Development Agreements with Green Energy Holdings LLC and DP Electronic Recycling and Possible Review of Applications for the Vacant CDA Director Position**
13. **Reconvene to Open Session at approximately 6:30 p.m.**
  14. **Future Agenda Items**
  15. **Adjournment**

*It is possible that a quorum of Common Council and Technology Park Board members may attend this meeting.  
Even if a quorum is present, no Common Council and/or Technology Park Board business will be conducted at this meeting.  
Anyone requiring special arrangements is asked to call the office of the  
City Manager/ City Clerk at least 24 hours prior to the meeting.*



**Whitewater CDA – Minutes**  
**Wednesday, May 2, 2012**  
**1:00 PM – CDA Board of Directors**  
City Manager's Conference Room  
312 W Whitewater Street  
Whitewater, WI 53190

---

---

**1. Call to order and roll call**

The meeting was called to order at 4:30 p.m. by Chair Tom Miller. Members present: Patrick Singer, Jim Allen, Jeff Knight, Tom Miller, Donna Henry, Jim Winship and Larry Kachel. Absent: None. Others present: City Manager Kevin Brunner, Finance Director Doug Saubert, Jim Caldwell, Lisa Johnson (Wisconsin Economic Development Corporation) and Mary Panzer.

**2. Approval of Agenda**

It was moved by Kachel, seconded by Henry to approve the agenda as posted. AYES: Knight, Miller, Henry, Winship, Allen, Kachel and Singer. NOES: None. ABSENT: None

**3. 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.*

There were no comments at this time.

**4. Recognition of Outgoing CDA Chair Tom Miller**

Brunner and Singer presented a special proclamation in honor of Tom Miller's nine years of service to the CDA, including the last seven as its chair. Miller is stepping down from the CDA due to required city term limits on municipal boards and commissions.

**5. Election of CDA Chair**

It was moved by Singer, seconded by Allen to nominate Jeff Knight as the new Chair of the CDA. It was moved by Winship, seconded by Henry to close nominations. AYES: Miller, Henry, Winship, Kachel, Allen and Singer. NOES: None. ABSENT: None. ABSTAIN: Knight.

Knight expressed gratitude to the board for selecting him as its new chair.

**6. Election of CDA Vice Chair**

It was moved by Kachel, seconded by Knight to nominate Donna Henry as CDA Vice Chair. It was moved by Winship, seconded by Kachel to close nominations. AYES: Knight, Miller, Winship, Kachel, Allen and Singer. NOES: None. ABSENT: None. ABSTAIN: Henry.

**7. Approval of March 19, 2012 Minutes**

It was moved by Singer, seconded by Allen to approve the March 19, 2012 minutes as presented. AYES: Knight, Henry, Miller, Winship, Kachel, Allen and Singer. NOES: None. ABSENT: None.

**8. Review and Approval of March 2012 Financials**

Saubert presented the March 2012 CDA financials. After a brief discussion, it was moved by Singer, seconded by Allen to approve the March 2012 financials as presented. AYES: Knight, Henry, Miller, Winship, Kachel, Allen and Singer. NOES: None. ABSENT: None.

**9. Review Update on Technology Park and Business Park Marketing**

Brunner noted that at the next meeting of the Technology Park Board, to be held on May 9<sup>th</sup>, a marketing plan for the Technology Park and Innovation Center will be presented. CDA members were encouraged to attend that meeting, however a report on the marketing plan will be presented at a future meeting of the CDA.

**10. Review of Whitewater First Time Homebuyers Seminar**

Brunner briefly reported that on April 14<sup>th</sup> a First Time Homebuyers Seminar was held. It was sponsored by the CDA and approximately twenty people attended. Local banks were in attendance, including First Citizens, Commercial Bank and Associated Bank. It was noted that a potential Home Buyers Seminar at Generac has been discussed with Generac management.

**11. Convene to Closed Executive Session at approximately 5:15 p.m. pursuant to Wisconsin State Statutes 19.85 (1) (e) to "deliberate or negotiate the purchase 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 State Statutes 19.85 (1) (c) to "consider employment, promotion, compensation or performance**

**evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility” .**

It was then moved by Knight, seconded by Allen to convene to Closed Executive Session at approximately 4:55 p.m. pursuant to Wisconsin State Statutes 19.85(1)(3) to “deliberate or negotiate the purchase 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 State Statutes 19.85 (1) (c) to “consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility”. AYES: Knight, Henry, Miller, Winship, Kachel, Allen and Singer. NOES: None. ABSENT: None.

During the Closed Executive Session the potential creation of a Whitewater Seed Capital Fund was discussed with the Wisconsin Economic Development Corporation as well as review of applications for the vacant CDA Director position.

**12. Reconvene to Open Session at approximately 6:15 p.m.**

It was then moved by Singer, seconded by Winship to reconvene to Open Session at 6:10 p.m. AYES: Knight, Henry, Miller, Winship, Kachel, Allen and Singer. NOES: None. ABSENT: None.

**13. Possible Authorization and Approval of Allocation of up to \$150,000 in UDAG Funding to Create Whitewater Seed Capital Fund**

It was moved by Singer, seconded by Kachel to authorize and approve the allocation of up to \$150,000 in UDAG funding, controlled by the Community Development Authority, to create a Whitewater Seed Capital Fund. This authorization allocation is contingent upon final authorization of the creation of this fund by the CDA at a future meeting. AYES: Knight, Henry, Miller, Winship, Kachel, Allen and Singer. NOES: None. ABSENT: None.

**14. Possible Scheduling of Interviews for CDA Director Candidates**

The Board set up the following dates for possible meetings to interview CDA Director candidates: May 9 and May 16.

**15. Adjourn**

It was then moved by Miller, seconded by Knight to adjourn. The meeting adjourned at 6:13 p.m.



**Whitewater CDA - Minutes**  
**Wednesday May 9, 2012**  
**2:30 PM – CDA Board of Directors**  
City Manager's Conference Room  
312 W Whitewater Street  
Whitewater, WI 53190

---

**1. Call to order and roll call**

The meeting was called to order at 2:30 p.m. by Chair Knight. Members present: Winship, Singer, Knight, Allen, Kachel. Henry appeared at 3:30 p.m. Absent: None. Others present: Kristen Fish and Mike Morrissey of Redevelopment Associates and City Manager Kevin Brunner.

**2. Approval of Agenda**

It was moved by Singer, seconded by Winship to approve the agenda as posted. AYES: Winship, Singer, Allen, Knight, and Kachel. NOES: None. ABSENT: Henry

**3. Convene to Closed Executive Session, not to reconvene, at approximately 2:35 p.m. pursuant to Wisconsin State Statute 19.85 (1) (c) to "consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility" .**

It was moved by Allen, seconded by Kachel to convene to Closed Executive Session, not to reconvene, at approximately 2:35 p.m. pursuant to Wisconsin State Statute 19.85 (1) (c) to "consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility". AYES: Winship, Singer, Allen, Knight, and Kachel. NOES: None. ABSENT: Henry

During the Closed Executive Session, interviews for the vacant CDA Director position were conducted by the Board.

**4. Adjourn.**

It was then moved by Singer, seconded by Kachel to adjourn. AYES: Winship, Singer, Allen, Knight, Henry and Kachel. NOES: None. ABSENT: None. The meeting adjourned at 6:00 p.m.

*It is possible that a quorum of Common Council and Technology Park Board members may attend this meeting. Even if a quorum is present, no Common Council and/or Technology Park Board business will be conducted at this meeting. Anyone requiring special arrangements is asked to call the office of the City Manager/ City Clerk at least 24 hours prior to the meeting.*



**Whitewater CDA – Minutes**

**Thursday, May 17, 2012**

**1:00 PM – CDA Board of Directors**

**City Manager’s Conference Room**

**312 W Whitewater Street**

**Whitewater, WI 53190**

---

**1. Call to order and roll call**

The meeting was called to order at 1:05 p.m. by Chair Knight. Members present: Winship, Singer, Allen, Knight, Henry and Kachel. Absent: None. Others present: Kristen Fish of Redevelopment Associates and City Manager Kevin Brunner.

**2. Approval of Agenda**

It was moved by Winship, seconded by Allen to approve the agenda as posted. AYES: Winship, Singer, Allen, Knight, Henry and Kachel. NOES: None. ABSENT: None

**3. Convene to Closed Executive Session, not to reconvene, at approximately 1:05 p.m. pursuant to Wisconsin State Statute 19.85 (1) (c) to “consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility” .**

It was then moved by Winship, seconded by Allen to convene to Closed Executive Session, not to reconvene, at approximately 1:05 p.m. pursuant to Wisconsin State Statute 19.85 (1) (c) to “consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility”. AYES: Winship, Singer, Allen, Knight, Henry and Kachel. NOES: None. ABSENT: None

During the Closed Executive Session an interview with a candidate for the vacant CDA Director position was conducted.

**4. Adjourn.**

It was then moved by Allen, seconded by Singer to adjourn. Meeting adjourned at 3:00 p.m.

*It is possible that a quorum of Common Council and Technology Park Board members may attend this meeting. Even if a quorum is present, no Common Council and/or Technology Park Board business will be conducted at this meeting. Anyone requiring special arrangements is asked to call the office of the City Manager/ City Clerk at least 24 hours prior to the meeting.*



## Whitewater CDA – Minutes

Thursday, May 24, 2012

4:30 PM – CDA Board of Directors

Cravath Lakefront Conference Room

312 W Whitewater Street

Whitewater, WI 53190

---

### 1. Call to order and roll call

The meeting was called to order at 4:30 p.m. by Chair Knight. Members present: Patrick Singer, Jim Allen, Jeff Knight and Donna Henry. Absent: Jim Winship, Greg Meyer and Larry Kachel. Others present: City Manager Kevin Brunner and Assistant to the City Manager Cameron Clapper.

### 2. Approval of Agenda

It was moved by Allen, seconded by singer to approve the agenda as posted. AYES: Singer, Henry, Allen, Knight. NOES: None. ABSENT: Winship, Meyer, Kachel.

### 3. Convene to Closed Executive Session, not to reconvene, at approximately 4:35 p.m. pursuant to Wisconsin State Statute 19.85 (1) (c) to “consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility” .

It was then moved by Allen, seconded by Singer to convene to Closed Executive Session, not to reconvene, at approximately 4:35 p.m. pursuant to Wisconsin State Statute 19.85 (1) (c) to “consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility”. AYES: Singer, Allen, Knight, Henry. NOES: None. ABSENT: Winship, Meier, Kachel.

During the Closed Executive Session the candidates for the vacant CDA Director position were reviewed as well as potential salary and benefits for such position.

### 4. Adjourn.

It was then moved by Singer, seconded by Allen to adjourn. AYES: Singer, Allen, Knight, Henry. NOES: None. ABSENT: Winship, Meyer, Kachel. Meeting adjourned at 5:26 p.m.

*It is possible that a quorum of Common Council and Technology Park Board members may attend this meeting. Even if a quorum is present, no Common Council and/or Technology Park Board business will be conducted at this meeting. Anyone requiring special arrangements is asked to call the office of the City Manager/ City Clerk at least 24 hours prior to the meeting.*

**WB-42 AMENDMENT TO LISTING CONTRACT**

1 It is agreed that the Listing Contract dated May 25, 2011, between the undersigned,  
2 for sale of the property known as (Street Address/Description) Whitewater Business Park (84 Acres)  
3 in the City of Whitewater, County of  
4 Jefferson/Walworth, Wisconsin is amended as follows:

5  The list price is changed from \$ ----- to \$ -----.

6  The expiration date of the contract is changed from midnight May 31, 2012 to  
7 midnight November 30, 2012.

8  The following items are (added to)(deleted from) STRIKE ONE the list of property to be included in the list  
9 price: \_\_\_\_\_

11  Other: 1) Owner is hereby notified that in consideration of the mutual promises  
12 set forth herein and for good and valuable consideration of one dollar  
13 (\$1.00), the receipt and sufficiency of which is hereby acknowledged, the  
14 listing contract is reinstated from the date of expiration of May 31, 2012,  
15 to midnight November 30, 2012.

23 ALL OTHER TERMS OF THIS CONTRACT AND ANY PRIOR AMENDMENTS REMAIN UNCHANGED.

24 **CAUTION: Agents (salespersons) for Broker (firm) do not have the authority to enter into a mutual**  
25 **agreement to terminate a listing contract, amend the commission amount or shorten the term of a**  
26 **listing contract, without the written consent of the Agent(s)' supervising broker.**

27 MLG Commercial, LLC  
28 Broker/Firm ▲  
29

(x) \_\_\_\_\_  
Seller's Signature ▲ Date ▲  
Print name▶ Whitewater Comm Dev Authority

30 (x) \_\_\_\_\_  
31 By ▲ Date ▲  
32 Print name▶ John Henderson / Vyttau Barcas

(x) \_\_\_\_\_  
Seller's Signature ▲ Date ▲  
Print name▶ \_\_\_\_\_

**CITY OF WHITEWATER**  
**BALANCE SHEET**  
**APRIL 30, 2012**

**CDA FUND**

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
900-11100	CASH	37,034.06	( 3,651.34)	( 18,793.28)	18,240.78
900-11200	GENERAL CHECKING ACCOUNT	20,598.38	2.28	9.23	20,607.61
900-15100	DUE FROM GENERAL FUND	129.25	.00	.00	129.25
900-18400	OFFICE EQUIPMENT	14,101.41	.00	.00	14,101.41
TOTAL ASSETS		71,863.10	( 3,649.06)	( 18,784.05)	53,079.05
<u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
900-21100	VOUCHERS PAYABLE	.56	.00	( .56)	.00
900-22000	ACCUM DEPR - EQUIPMENT	12,704.22	.00	.00	12,704.22
900-25100	DUE TO GENERAL FUND	375.77	9.10	43.93	419.70
900-25101	DUE TO 910	15,711.04	.00	.00	15,711.04
900-25920	DUE TO INNOVATION CTR-FD 920	75.00	.00	.00	75.00
TOTAL LIABILITIES		28,866.59	9.10	43.37	28,909.96
<u>FUND EQUITY</u>					
900-34300	PROPRIETARY CAPITAL	42,996.51	.00	.00	42,996.51
UNAPPROPRIATED FUND BALANCE:					
REVENUE OVER EXPENDITURES - YTD		.00	( 3,658.16)	( 18,827.42)	( 18,827.42)
BALANCE - CURRENT DATE		.00	( 3,658.16)	( 18,827.42)	( 18,827.42)
TOTAL FUND EQUITY		42,996.51	( 3,658.16)	( 18,827.42)	24,169.09
TOTAL LIABILITIES AND EQUITY		71,863.10	( 3,649.06)	( 18,784.05)	53,079.05

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 4 MONTHS ENDING APRIL 30, 2012**

**CDA FUND**

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>						
900-48100-56	INTEREST INCOME	2.28	9.23	.00	( 9.23)	.0
	TOTAL MISCELLANEOUS REVENUE	2.28	9.23	.00	( 9.23)	.0
<u>OTHER FINANCING SOURCES</u>						
900-49262-56	TRANSFER-TID #4-ADMINISTRATION	.00	.00	45,000.00	45,000.00	.0
900-49263-56	TRANSFER-TID #6-ADMINISTRATION	.00	.00	5,000.00	5,000.00	.0
900-49290-56	CITY TRANSFER INCOME	.00	.00	61,803.00	61,803.00	.0
900-49300-56	FUND BALANCE APPLIED	.00	.00	14,690.00	14,690.00	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	126,493.00	126,493.00	.0
	TOTAL FUND REVENUE	2.28	9.23	126,493.00	126,483.77	.0

**CITY OF WHITEWATER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 4 MONTHS ENDING APRIL 30, 2012**

**CDA FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA</u>					
900-56500-111 SALARIES	1,673.84	7,686.51	77,610.00	69,923.49	9.9
900-56500-115 INTERNSHIP PROGRAM--UWW	.00	.00	2,000.00	2,000.00	.0
900-56500-151 FRINGE BENEFITS	224.99	1,044.10	17,078.00	16,033.90	6.1
900-56500-154 PROFESSIONAL DEVELOPMENT	.00	20.00	2,000.00	1,980.00	1.0
900-56500-158 UNEMPLOYMENT COMPENSATION	1,452.00	3,246.40	.00	( 3,246.40)	.0
900-56500-212 LEGAL SERVICES	.00	.00	1,500.00	1,500.00	.0
900-56500-223 MARKETING	300.00	420.00	15,000.00	14,580.00	2.8
900-56500-224 COUNTY/REGIONAL ECON DEV	.00	5,733.00	5,755.00	22.00	99.6
900-56500-225 MOBILE COMMUNICATIONS	.51	1.63	850.00	848.37	.2
900-56500-310 OFFICE SUPPLIES	.00	16.66	900.00	883.34	1.9
900-56500-311 POSTAGE	9.10	95.04	500.00	404.96	19.0
900-56500-320 DUES	.00	.00	800.00	800.00	.0
900-56500-321 SUBSCRIPTIONS & BOOKS	.00	.00	300.00	300.00	.0
900-56500-330 TRAVEL EXPENSE	.00	.00	1,200.00	1,200.00	.0
900-56500-341 MISC EXPENSE	.00	573.31	1,000.00	426.69	57.3
<b>TOTAL CDA</b>	<b>3,660.44</b>	<b>18,836.65</b>	<b>126,493.00</b>	<b>107,656.35</b>	<b>14.9</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>3,660.44</b>	<b>18,836.65</b>	<b>126,493.00</b>	<b>107,656.35</b>	<b>14.9</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 3,658.16)</b>	<b>( 18,827.42)</b>	<b>.00</b>	<b>18,827.42</b>	<b>.0</b>

**CITY OF WHITEWATER  
BALANCE SHEET  
APRIL 30, 2012**

**CDA PROGRAMS FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
910-11101	72,994.50	783.29	3,223.42	76,217.92
910-11102	345,396.69	11,107.04 (	89,508.73)	255,887.96
910-11103	260,729.76	6,819.33	11,061.87	271,791.63
910-11104	14,794.17	1.63	6.62	14,800.79
910-11105	116,839.95	113.31 (	12,356.74)	104,483.21
910-11106	2,694.32	.30	1.21	2,695.53
910-11303	619,010.05	.00	.00	619,010.05
910-11305	25,000.00	.00	.00	25,000.00
910-11310	575,000.00	.00	.00	575,000.00
910-14308	50,582.22	.00 (	50,582.22)	.00
910-14310	87,860.72	.00 (	5,298.41)	82,562.31
910-14320	14,024.01 (	44.60) (	177.50)	13,846.51
910-14337	12,234.70 (	237.83) (	1,181.77)	11,052.93
910-14339	24,412.52 (	1,514.57) (	6,028.17)	18,384.35
910-14340	7,607.48 (	443.23) (	1,764.11)	5,843.37
910-14341	4,713.63	.00	.00	4,713.63
910-14342	12,795.78 (	371.09) (	1,476.99)	11,318.79
910-14344	38,481.15 (	145.87) (	580.57)	37,900.58
910-14345	159,703.80 (	2,045.26) (	5,094.07)	154,609.73
910-14346	.00 (	219.68)	20,457.15	20,457.15
910-14347	.00 (	4,630.26)	148,604.74	148,604.74
910-14350	8,220.00	.00	.00	8,220.00
910-14351	10,203.84	.00	.00	10,203.84
910-14353	18,420.02	.00	.00	18,420.02
910-14356	8,062.00	.00	.00	8,062.00
910-14359	10,818.00	.00	.00	10,818.00
910-14361	11,000.90	.00	.00	11,000.90
910-14363	11,000.00	.00	.00	11,000.00
910-14364	2,412.00	.00	.00	2,412.00
910-14366	12,504.15	.00	.00	12,504.15
910-14368	15,517.48	.00	.00	15,517.48
910-14371	3,100.00 (	100.00) (	400.00)	2,700.00
910-14375	18,422.00	.00	.00	18,422.00
910-14378	34,448.00	.00	.00	34,448.00
910-14379	.00	.00	12,630.00	12,630.00
910-14380	.00	.00	90.00	90.00
910-14381	.00	.00	90.00	90.00
910-14554	750,000.00	.00	.00	750,000.00
910-15208	15,711.04	.00	.00	15,711.04
910-15500	5,416,458.00	.00	.00	5,416,458.00
910-15521	275,171.53	.00	.00	275,171.53
<b>TOTAL ASSETS</b>	<b>9,066,344.41</b>	<b>9,072.51</b>	<b>21,715.73</b>	<b>9,088,060.14</b>
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
910-21200	900.00	.00	.00	900.00
910-25920	1,491.07	.00	.00	1,491.07
<b>TOTAL LIABILITIES</b>	<b>2,391.07</b>	<b>.00</b>	<b>.00</b>	<b>2,391.07</b>

**CITY OF WHITEWATER  
BALANCE SHEET  
APRIL 30, 2012**

**CDA PROGRAMS FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>FUND EQUITY</u>				
910-30110 CONTRIBUTED CAPITAL	456,815.37	.00	.00	456,815.37
910-34300 PROPRIETARY CAPITAL	7,970,173.04	.00	.00	7,970,173.04
910-35000 HOUSING LOANS RESERVE	174,316.71	.00	.00	174,316.71
910-35100 ECONOMIC DEV LOANS RESERVE	433,615.17	.00	.00	433,615.17
910-35160 FACADE LOANS RESERVE	29,033.05	.00	.00	29,033.05
UNAPPROPRIATED FUND BALANCE:				
REVENUE OVER EXPENDITURES - YTD	.00	9,072.51	21,715.73	21,715.73
BALANCE - CURRENT DATE	.00	9,072.51	21,715.73	21,715.73
TOTAL FUND EQUITY	9,063,953.34	9,072.51	21,715.73	9,085,669.07
TOTAL LIABILITIES AND EQUITY	9,066,344.41	9,072.51	21,715.73	9,088,060.14

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 4 MONTHS ENDING APRIL 30, 2012**

**CDA PROGRAMS FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>MISCELLANEOUS REVENUE</u>						
910-48101-00	INTEREST INCOME-BUSINESS DEV	29.33	2,171.87	3,800.00	1,628.13	57.2
910-48102-00	INTEREST INCOME-ECONOMIC DEV	26.94	2,642.37	6,000.00	3,357.63	44.0
910-48103-00	INTEREST INCOME-FACADE	9.64	128.82	300.00	171.18	42.9
910-48104-00	INTEREST INCOME-HOUSING	13.81	54.26	100.00	45.74	54.3
910-48105-00	INTEREST INCOME-ED DEV	1.63	6.62	20.00	13.38	33.1
910-48106-00	INTEREST INCOME-MORAINIE VIEW	.30	1.21	3.00	1.79	40.3
910-48602-00	MISC INCOME	.00	.00	100.00	100.00	.0
910-48603-00	LAND PAYMENT-WALTON-BLUFF RD	.00	.00	1,909.00	1,909.00	.0
910-48604-00	RENTAL INCOME-HOWARD ROAD	700.00	2,800.00	8,400.00	5,600.00	33.3
910-48605-00	RENTAL INCOME-CROP LEASES	6,090.00	6,090.00	5,890.00	( 200.00)	103.4
910-48613-00	LOAN INTEREST-ZINGG MOTORS	.00	323.53	1,933.00	1,609.47	16.7
910-48645-00	LOAN INTEREST-LEARNING DEPOT	.00	1,157.59	2,671.00	1,513.41	43.3
910-48647-00	LOAN INT-TOPPERS--\$115,659	66.35	295.51	1,059.00	763.49	27.9
910-48648-00	LOAN INT-TOPPERS--\$33,960	20.96	92.65	294.00	201.35	31.5
910-48649-00	FACADE LOAN-INT-TOPPERS-15K	.00	.00	515.00	515.00	.0
910-48651-00	FACADE-INT-WALTON DIST-30K	38.97	163.25	377.00	213.75	43.3
910-48653-00	LOAN INT-RR WALTON-15K-HOTEL	38.42	199.97	488.00	288.03	41.0
910-48657-00	FACADE-INT-WARHAWK-45K	126.82	510.19	1,444.00	933.81	35.3
910-48658-00	LOAN INT.-960 E. MILWAUKEE LLC	780.76	1,970.98	4,869.00	2,898.02	40.5
910-48660-00	FACADE-1117 W. MAIN(SWD/TDW)	46.30	186.10	575.00	388.90	32.4
910-48663-00	LOAN INT-BLACK SHEEP-1/20/12	68.92	208.95	733.00	524.05	28.5
910-48664-00	LOAN INT-DR PLASTICS-2/27/12	1,013.86	1,013.86	.00	( 1,013.86)	.0
910-48680-00	ADMINISTRATION FEE--LOANS	.00	4,449.00	1,500.00	( 2,949.00)	296.6
	<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>9,073.01</b>	<b>24,466.73</b>	<b>42,980.00</b>	<b>18,513.27</b>	<b>56.9</b>
<u>OTHER FINANCING SOURCES</u>						
910-49300-56	FUND BALANCE APPLIED	.00	.00	( 24,480.00)	( 24,480.00)	.0
	<b>TOTAL OTHER FINANCING SOURCES</b>	<b>.00</b>	<b>.00</b>	<b>( 24,480.00)</b>	<b>( 24,480.00)</b>	<b>.0</b>
	<b>TOTAL FUND REVENUE</b>	<b>9,073.01</b>	<b>24,466.73</b>	<b>18,500.00</b>	<b>( 5,966.73)</b>	<b>132.3</b>

**CITY OF WHITEWATER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 4 MONTHS ENDING APRIL 30, 2012**

**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	2,750.00	15,000.00	12,250.00	18.3
910-56500-295 ADMINISTRATIVE EXPENSE	.00	.00	1,000.00	1,000.00	.0
910-56500-404 HOUSING LOANS	.50	1.00	1,000.00	999.00	.1
910-56500-408 RENTAL EXPENSES	.00	.00	1,500.00	1,500.00	.0
TOTAL CDA PROGRAMS	<u>.50</u>	<u>2,751.00</u>	<u>18,500.00</u>	<u>15,749.00</u>	<u>14.9</u>
TOTAL FUND EXPENDITURES	<u>.50</u>	<u>2,751.00</u>	<u>18,500.00</u>	<u>15,749.00</u>	<u>14.9</u>
NET REVENUE OVER EXPENDITURES	<u>9,072.51</u>	<u>21,715.73</u>	<u>.00</u>	<u>( 21,715.73)</u>	<u>.0</u>

**CITY OF WHITEWATER  
COMMUNITY DEVELOPMENT AUTHORITY  
INVESTMENT SCHEDULE**

FUND	BANK	ORIG DATE	DUE DATE	TERM	AMOUNT	INT RATE	NUMBER	NOTES
Façade Loan	First Citizens	07/26/2011	01/24/2012	182 days	\$0.00	0.75%	3306791	Replaces 3306277
Façade Loan	First Citizens	01/24/2012	07/24/2012	182 days	\$25,000.00	60.00%	3307054	Replaces 3306791
TOTAL					<b>\$25,000.00</b>			

TIF Development					\$0.00			
TOTAL					<b>\$0.00</b>			

Business Development	Commercial	12/22/2011	06/21/2012	182 days	\$175,000.00	59.00%	209584	replaces 209167
Business Development	Commercial	05/03/2011	02/02/2012	275 days	\$0.00	0.92%	208938	NEW
Business Development	Commercial	02/02/2012	08/02/2012	180 days	\$200,000.00	0.50%	209646	replaces 208938
Business Development	Commercial	02/02/2012	02/05/2013	369 days	\$200,000.00	0.70%	209645	replaces 208938
Business Development	First Citizens	08/25/2011	02/23/2012	182	\$0.00	0.65%	3306829	replaces 209167
Business Development	First Citizens	02/23/2012	08/23/2012	182	\$200,000.00	55.00%	3307068	replaces 3306829
TOTAL					<b>\$575,000.00</b>			

Economic Development Loan	First Citizens	08/10/2011	02/08/2012	182 days	\$0.00	0.60%	3306783	replaces 208651
Economic Development Loan	First Citizens	02/08/2012	11/06/2012	272 days	\$50,000.00	0.60%	3307057	replaces 3306783
Economic Development Loan	First Citizens	05/25/2011	05/25/2012	12 months	\$152,100.00	1.00%	3305666	RENEWED
Economic Development Loan	Commercial	03/30/2011	03/29/2012	365 days	\$0.00	1.08%	208862	replaces 207723
Economic Development Loan	Commercial	03/29/2012	03/28/2013	364 days	\$81,910.05	0.65%	209758	replaces 208862
Economic Development Loan	First Citizens	06/23/2011	06/19/2012	362 days	\$60,000.00	1.05%	3306522	replaces 3305671
Economic Development Loan	Commercial	05/03/2011	02/02/2012	275 days	\$0.00	0.96%	208937	NEW
Economic Development Loan	Commercial	02/02/2012	08/02/2012	180 days	\$100,000.00	0.50%	209644	replaces 208937
Economic Development Loan	Commercial	02/02/2012	02/05/2013	369 days	\$100,000.00	0.70%	209643	replaces 208937
Economic Development Loan	First Citizens	10/12/2011	10/09/2012	12 months	\$75,000.00	0.85%	3306838	replaces 3306112
TOTAL					<b>\$619,010.05</b>			

**TOTALS BY FUND**

**FUND 900            \$0.00**  
**FUND 910   \$1,219,010.05**  
**Total:       \$1,219,010.05**

**Business Development**

CLIENT	Original Loan	March 31,2012				April 30,2012		Current
	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE		
DR Plastics-2/24/12	\$153,235.00	\$153,235.00	\$4,630.26	\$1,013.86	\$5,644.12	\$148,604.74	<i>new loan-2/24/12</i>	
Dan's Meat Market	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<i>written off-12/11-per auditor</i>	
Toppers	\$115,659.00	\$19,898.92	\$1,514.57	\$66.35	\$1,580.92	\$18,384.35	Y	
Toppers	\$33,960.00	\$6,286.56	\$443.23	\$20.96	\$464.19	\$5,843.33	Y	
Walenton/Learning Depot	\$101,925.00	\$82,562.31	\$0.00	\$0.00	\$0.00	\$82,562.31	Y	
Walton Rental-Hotel	\$15,000.00	11,290.75	\$237.83	\$38.42	\$276.25	\$11,052.92	Y	
Zingg Motor	\$105,437.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<i>paid off-2/29/12</i>	
960 East Milwaukee	\$204,611.00	\$156,654.99	\$2,045.26	\$780.76	\$2,826.02	\$154,609.73	<i>Payment Due on the 31st</i>	
Black Sheep-1/20/2012	\$21,114.00	\$20,676.83	\$219.68	\$68.92	\$288.60	\$20,457.15	Y	
<b>TOTALS</b>	<b>\$765,941.50</b>	<b>\$297,370.36</b>	<b>\$4,460.57</b>	<b>\$975.41</b>	<b>\$5,435.98</b>	<b>\$292,909.79</b>		

**Façade**

CLIENT	Original Loan	March 31,2012				April 30,2012		Current
	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE		
SWD Whitewater LLC and TDW Whitewater LLC	\$15,000.00	\$13,891.09	\$44.60	\$46.30	\$90.90	\$13,846.49	Y	
Warhawk Country	\$45,000.00	\$38,046.44	\$145.87	\$126.82	\$272.69	\$37,900.57	Y	
Walton Distributing	\$30,000.00	\$11,689.87	\$371.09	\$38.97	\$410.06	\$11,318.78	Y	
Toppers (Nov 1 Annual)	\$15,000.00	\$4,713.62	\$0.00	\$0.00	\$0.00	\$4,713.62	Y	
<b>TOTALS</b>	<b>\$105,000.00</b>	<b>\$68,341.02</b>	<b>\$561.56</b>	<b>\$212.09</b>	<b>\$773.65</b>	<b>\$67,779.46</b>		

**Housing**

CLIENT	Original Loan	March 31,2012				April 30,2012		Current	Loan Type
	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE			
A8416	\$10,203.84	\$10,203.84			\$0.00	\$10,203.84		0-deferred	
B935	\$18,420.02	\$18,420.02			\$0.00	\$18,420.02		0-deferred	
B0803-0901	\$34,448.00	\$34,448.00			\$0.00	\$34,448.00		0-deferred	
C021	\$15,517.48	\$15,517.48			\$0.00	\$15,517.48		0-deferred	
C932	\$8,062.00	\$8,062.00			\$0.00	\$8,062.00		0-deferred	
G0107	\$8,000.00	\$2,800.00	\$100.00	\$0.00	\$100.00	\$2,700.00	Y	0%-Monthly	
HO #1	\$0.00	\$0.00			\$0.00	\$12,630.00		<b>IN PROCESS</b>	
HO #2	\$0.00	\$0.00			\$0.00	\$90.00		<b>IN PROCESS</b>	
HO #3	\$0.00	\$0.00			\$0.00	\$90.00		<b>IN PROCESS</b>	
J8802	\$10,818.00	\$10,818.00			\$0.00	\$10,818.00		0-deferred	
M8501	\$10,621.42	\$11,000.90			\$0.00	\$11,000.90		0-deferred	
M0301	\$8,220.00	\$8,220.00			\$0.00	\$8,220.00		0-deferred	
M0801	\$18,422.00	\$18,422.00			\$0.00	\$18,422.00		0-deferred	
P954	\$11,000.00	\$11,000.00			\$0.00	\$11,000.00		0-deferred	
R943	\$2,412.00	\$2,412.00			\$0.00	\$2,412.00		0-deferred	
V902	\$12,504.15	\$12,504.15			\$0.00	\$12,504.15		0-deferred	
<b>TOTALS</b>	<b>\$168,648.91</b>	<b>\$163,828.39</b>	<b>\$100.00</b>	<b>\$0.00</b>	<b>\$100.00</b>	<b>\$176,538.39</b>			