



Whitewater CDA
Thursday, July 19, 2012
4:30 PM – CDA Board of Directors
Community Room, Municipal Center
312 W. Whitewater Street
Whitewater, WI 53190

1. **Call to order and roll call**
2. **Approval of Agenda**
3. **Approval of 06/06/12 Minutes**
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. **Report on June 2012 Financials**
6. **Report on the Merger of Schenk AccuRate and Mac Process**
7. **Consideration of authorization to sign letter of intent concerning Community Development Authority request for an award to the Community Development Authority by the Wisconsin Economic Development Corporation for funding for grants, debt and equity investments in start-up and early stage businesses.**
8. **Review and Discuss Project Plan for TID 8**
9. **Discuss and Consider CDA Membership in the Jefferson County Economic Development Consortium (JCEDC)**
10. **Discuss and Consider Part-time Support Position for the CDA**
11. **Discuss CDA Appointment to the Tech Park Board**
12. **Discuss CDA Meeting Schedule**
13. **Future Agenda Items**
14. **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, June 6, 2012
Innovation Center, Room 105
1221 Innovation Drive
Whitewater, WI 53190**

1. Call to order and roll call

The meeting called to order by Jeff Knight at 4:34 p.m. Members present: Patrick Singer, Jim Allen, Jeff Knight, Larry Kachel, Greg Meyer, Donna Henry (arrived at 4:35 p.m.), Jim Winship (arrived at 4:47 p.m.).

2. Approval of Agenda

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

3. Approval of Meeting Minutes for May 2, May 9, May 17, and May 24, 2012

Motion by Singer, second by Allen to approve the May 2, May 9, May 17, and May 24, 2012 minutes. AYES: Singer, Kachel, Allen, Knight, Meyer, Henry, Winship. NOES: None. ABSENT: None.

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.* There were no citizen comments.

At 4:36 p.m. was the welcoming of Greg Meyer. Greg Meyer was welcomed to the CDA as it was his first meeting.

5. Approval of Extension of Business Park Listing Agreement with MLG Commercial, LLC to November 30, 2012

Motion by Singer, second by Kachel to approve the extension of the Business Park Listing Agreement with MLG Commercial, LLC. to November 30, 2012. AYES: Singer, Allen, Knight, Henry, Kachel, Meyer, Winship. NOES: None. ABSENT: None.

6. Review and Approval of April 2012 Financials

Noted: \$8,200.00 was written off in December 2011 by the City Audit. The \$8,200 was part of a \$15,000 loan to Dan's Meat Market which is no longer in business.

7. Review Financial Status of Whitewater Tax Incremental Finance Districts

No action.

8. Discuss University Tech Park Board Composition (Additional City Representatives)

Motion by Singer, seconded by Winship to recommend that the Common Council authorize the CDA to fill one of two new city appointments to the University Tech Park Board. AYES: Singer, Winship, Allen, Knight, Henry, Kachel, Meyer. NOES: None. ABSENT: None.

9. Update Report on Whitewater Innovation Center Tenants/Marketing Plan

Noted: As of Tuesday, June 5, 2012, the Innovation Center was at 77% occupancy.

10. Review Status of CDBG Housing and Economic Development Loan Funds (State Reorganization of Local Administration of Funding) No action.

Greg Meyer left the meeting at approximately 5:42 p.m.

11. Review Status of CDA Director Recruitment and Selection Process

No action taken.

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" .

Motion by Knight, seconded by Allen to convene in Closed Executive Session at 5:26 p.m. AYES: Knight, Allen, Singer, Winship, Henry, Kachel. NOES: None. ABSENT: Meyer. Items discussed were Development Agreements with Green Energy Holdings LLC and DP Electronic Recycling and possible review of applications for the vacant CDA Director Position. Kristen Fish, Robert Young and Mike.

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.*

**CITY OF WHITEWATER
BALANCE SHEET
MAY 31, 2012**

CDA FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
900-11100 CASH	37,034.06	(4,027.05)	(22,820.33)	14,213.73
900-11200 GENERAL CHECKING ACCOUNT	20,598.38	2.42	11.65	20,610.03
900-15100 DUE FROM GENERAL FUND	129.25	.00	.00	129.25
900-18400 OFFICE EQUIPMENT	12,629.44	.00	.00	12,629.44
TOTAL ASSETS	70,391.13	(4,024.63)	(22,808.68)	47,582.45
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
900-21100 VOUCHERS PAYABLE	.56	.00	(.56)	.00
900-22000 ACCUM DEPR - EQUIPMENT	11,344.84	.00	.00	11,344.84
900-25100 DUE TO GENERAL FUND	375.77	.00	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	27,507.21	.00	43.37	27,550.58
<u>FUND EQUITY</u>				
900-34300 PROPRIETARY CAPITAL	42,883.92	.00	.00	42,883.92
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	(4,024.63)	(22,852.05)	(22,852.05)
BALANCE - CURRENT DATE	.00	(4,024.63)	(22,852.05)	(22,852.05)
TOTAL FUND EQUITY	42,883.92	(4,024.63)	(22,852.05)	20,031.87
TOTAL LIABILITIES AND EQUITY	70,391.13	(4,024.63)	(22,808.68)	47,582.45

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2012

CDA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
900-48100-56 INTEREST INCOME	2.42	11.65	.00	(11.65)	.0
TOTAL MISCELLANEOUS REVENUE	2.42	11.65	.00	(11.65)	.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	2.42	11.65	126,493.00	126,481.35	.0

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2012

CDA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA</u>					
900-56500-111 SALARIES	1,673.84	9,360.35	77,610.00	68,249.65	12.1
900-56500-115 INTERNSHIP PROGRAM--UWW	.00	.00	2,000.00	2,000.00	.0
900-56500-151 FRINGE BENEFITS	224.99	1,269.09	17,078.00	15,808.91	7.4
900-56500-154 PROFESSIONAL DEVELOPMENT	150.00	170.00	2,000.00	1,830.00	8.5
900-56500-158 UNEMPLOYMENT COMPENSATION	1,679.03	4,925.43	.00	(4,925.43)	.0
900-56500-212 LEGAL SERVICES	.00	.00	1,500.00	1,500.00	.0
900-56500-223 MARKETING	.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	2.14	850.00	847.86	.3
900-56500-310 OFFICE SUPPLIES	11.01	27.67	900.00	872.33	3.1
900-56500-311 POSTAGE	19.22	114.26	500.00	385.74	22.9
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	33.65	33.65	1,200.00	1,166.35	2.8
900-56500-341 MISC EXPENSE	234.80	808.11	1,000.00	191.89	80.8
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TOTAL CDA	4,027.05	22,863.70	126,493.00	103,629.30	18.1
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TOTAL FUND EXPENDITURES	4,027.05	22,863.70	126,493.00	103,629.30	18.1
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NET REVENUE OVER EXPENDITURES	(4,024.63)	(22,852.05)	.00	22,852.05	.0
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**CITY OF WHITEWATER
BALANCE SHEET
MAY 31, 2012**

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
910-11101	72,994.50	783.06	4,006.48	77,000.98
910-11102	345,396.69	6,116.31 (	83,392.42)	262,004.27
910-11103	260,729.76	731.95	11,793.82	272,523.58
910-11104	14,794.17	1.74	8.36	14,802.53
910-11105	116,839.95 (	48,326.21) (	60,682.95)	56,157.00
910-11106	2,694.32	.32	1.53	2,695.85
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 (	262.79) (	5,561.20)	82,299.52
910-14320	14,024.01 (	44.75) (	222.25)	13,801.76
910-14337	12,234.70 (	238.62) (	1,420.39)	10,814.31
910-14339	24,412.52 (	1,519.62) (	7,547.79)	16,864.73
910-14340	7,607.48 (	444.71) (	2,208.82)	5,398.66
910-14341	4,713.63	.00	.00	4,713.63
910-14342	12,795.78 (	372.33) (	1,849.32)	10,946.46
910-14344	38,481.15 (	146.35) (	726.92)	37,754.23
910-14345	159,703.80 (	1,026.47) (	6,120.54)	153,583.26
910-14346	.00 (	220.41)	20,236.74	20,236.74
910-14347	.00	.00	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) (	500.00)	2,600.00
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	7,505.00	7,595.00	7,595.00
910-14384	.00	38,095.00	38,095.00	38,095.00
910-14387	.00	60.00	60.00	60.00
910-14388	.00	60.00	60.00	60.00
910-14389	.00	60.00	60.00	60.00
910-14554	750,000.00	.00	.00	750,000.00
910-15208	15,711.04	.00	.00	15,711.04
910-15521	275,171.53	.00	.00	275,171.53
910-15531	6,087,994.00	.00	.00	6,087,994.00
TOTAL ASSETS	9,737,880.41	711.12	22,426.85	9,760,307.26

LIABILITIES AND EQUITY

**CITY OF WHITEWATER
BALANCE SHEET
MAY 31, 2012**

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>LIABILITIES</u>				
910-21200 DEPOSITS	900.00	.00	.00	900.00
910-22000 ACCUM DEPREC-BUILDING	121,759.88	.00	.00	121,759.88
910-25920 DUE TO FD 920-INNOVATION CTR	1,491.07	.00	.00	1,491.07
	124,150.95	.00	.00	124,150.95
<u>FUND EQUITY</u>				
910-30110 CONTRIBUTED CAPITAL	456,815.37	.00	.00	456,815.37
910-34300 PROPRIETARY CAPITAL	8,519,949.16	.00	.00	8,519,949.16
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	711.12	22,426.85	22,426.85
BALANCE - CURRENT DATE	.00	711.12	22,426.85	22,426.85
TOTAL FUND EQUITY	9,613,729.46	711.12	22,426.85	9,636,156.31
TOTAL LIABILITIES AND EQUITY	9,737,880.41	711.12	22,426.85	9,760,307.26

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2012

CDA PROGRAMS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>MISCELLANEOUS REVENUE</u>						
910-48101-00	INTEREST INCOME-BUSINESS DEV	31.95	2,203.82	3,800.00	1,596.18	58.0
910-48102-00	INTEREST INCOME-ECONOMIC DEV	1,555.34	4,197.71	6,000.00	1,802.29	70.0
910-48103-00	INTEREST INCOME-FACADE	9.41	138.23	300.00	161.77	46.1
910-48104-00	INTEREST INCOME-HOUSING	11.38	65.64	100.00	34.36	65.6
910-48105-00	INTEREST INCOME-ED DEV	1.74	8.36	20.00	11.64	41.8
910-48106-00	INTEREST INCOME-MORAINNE VIEW	.32	1.53	3.00	1.47	51.0
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	3,500.00	8,400.00	4,900.00	41.7
910-48605-00	RENTAL INCOME-CROP LEASES	.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	275.21	1,432.80	2,671.00	1,238.20	53.6
910-48647-00	LOAN INT-TOPPERS--\$115,659	61.30	356.81	1,059.00	702.19	33.7
910-48648-00	LOAN INT-TOPPERS--\$33,960	19.48	112.13	294.00	181.87	38.1
910-48649-00	FACADE LOAN-INT-TOPPERS-15K	.00	.00	515.00	515.00	.0
910-48651-00	FACADE-INT-WALTON DIST-30K	37.73	200.98	377.00	176.02	53.3
910-48653-00	LOAN INT-RR WALTON-15K-HOTEL	37.63	237.60	488.00	250.40	48.7
910-48657-00	FACADE-INT-WARHAWK-45K	126.34	636.53	1,444.00	807.47	44.1
910-48658-00	LOAN INT.-960 E. MILWAUKEE LLC	386.54	2,357.52	4,869.00	2,511.48	48.4
910-48660-00	FACADE-1117 W. MAIN(SWD/TDW)	46.15	232.25	575.00	342.75	40.4
910-48663-00	LOAN INT-BLACK SHEEP-1/20/12	68.19	277.14	733.00	455.86	37.8
910-48664-00	LOAN INT-DR PLASTICS-2/27/12	.00	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
	TOTAL MISCELLANEOUS REVENUE	3,368.71	27,835.44	42,980.00	15,144.56	64.8
<u>OTHER FINANCING SOURCES</u>						
910-49300-56	FUND BALANCE APPLIED	.00	.00	(24,480.00)	(24,480.00)	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	(24,480.00)	(24,480.00)	.0
	TOTAL FUND REVENUE	3,368.71	27,835.44	18,500.00	(9,335.44)	150.5

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 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	2,656.59	2,656.59	1,000.00	(1,656.59)	265.7
910-56500-404 HOUSING LOANS	1.00	2.00	1,000.00	998.00	.2
910-56500-408 RENTAL EXPENSES	.00	.00	1,500.00	1,500.00	.0
TOTAL CDA PROGRAMS	<u>2,657.59</u>	<u>5,408.59</u>	<u>18,500.00</u>	<u>13,091.41</u>	<u>29.2</u>
TOTAL FUND EXPENDITURES	<u>2,657.59</u>	<u>5,408.59</u>	<u>18,500.00</u>	<u>13,091.41</u>	<u>29.2</u>
NET REVENUE OVER EXPENDITURES	<u>711.12</u>	<u>22,426.85</u>	<u>.00</u>	<u>(22,426.85)</u>	<u>.0</u>

Business Development

CLIENT	Original Loan	April 30,2012				MAY 31,2012		Current
	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE		
DR Plastics-2/24/12	\$153,235.00	\$148,604.74	\$0.00	\$0.00	\$0.00	\$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	\$18,384.35	\$1,519.62	\$61.30	\$1,580.92	\$16,864.73	Y	
Toppers	\$33,960.00	\$5,843.33	\$444.71	\$19.48	\$464.19	\$5,398.62	Y	
Walenton/Learning Depot	\$101,925.00	\$82,562.31	\$262.79	\$275.21	\$538.00	\$82,299.52	Y	
Walton Rental-Hotel	\$15,000.00	11,052.92	\$238.62	\$37.63	\$276.25	\$10,814.30	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	\$154,609.73	\$1,026.47	\$386.54	\$1,413.01	\$153,583.26	<i>Payment Due on the 31st</i>	
Black Sheep-1/20/2012	\$21,114.00	\$20,457.15	\$220.41	\$68.19	\$288.60	\$20,236.74	Y	
TOTALS	\$765,941.50	\$292,909.79	\$3,712.62	\$848.35	\$4,560.97	\$289,197.17		

Façade

CLIENT	Original Loan	April 30,2012				MAY 31,2012		Current
	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE		
SWD Whitewater LLC and TDW Whitewater LLC	\$15,000.00	\$13,846.49	\$44.75	\$46.15	\$90.90	\$13,801.74	Y	
Warhawk Country	\$45,000.00	\$37,900.57	\$146.35	\$126.34	\$272.69	\$37,754.22	Y	
Walton Distributing	\$30,000.00	\$11,318.78	\$372.33	\$37.73	\$410.06	\$10,946.45	Y	
Toppers (Nov 1 Annual)	\$15,000.00	\$4,713.62	\$0.00	\$0.00	\$0.00	\$4,713.62	Y	
TOTALS	\$105,000.00	\$67,779.46	\$563.43	\$210.22	\$773.65	\$67,216.03		

Housing

CLIENT	Original Loan	April 30,2012				MAY 31,2012		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	\$2,700.00	\$100.00	\$0.00	\$100.00	\$2,600.00	Y	0%-Monthly	
HO #1	\$0.00	\$12,630.00			\$0.00	\$12,630.00		IN PROCESS	
HO #2	\$0.00	\$90.00			\$0.00	\$90.00		IN PROCESS	
HO #3	\$0.00	\$90.00			\$0.00	\$7,595.00		IN PROCESS	
HO #4	\$0.00	\$0.00			\$0.00	\$38,095.00		IN PROCESS	
HO #7	\$0.00	\$0.00			\$0.00	\$60.00		IN PROCESS	
HO #8	\$0.00	\$0.00			\$0.00	\$60.00		IN PROCESS	
HO #9	\$0.00	\$0.00			\$0.00	\$60.00		IN PROCESS	
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	
TOTALS	\$168,648.91	\$176,538.39	\$100.00	\$0.00	\$100.00	\$222,218.39			

**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					\$25,000.00			

TIF Development					\$0.00			
TOTAL					\$0.00			

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					\$575,000.00			

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	\$0.00	1.00%	3305666	RENEWED
Economic Development Loan	First Citizens	05/25/2012	05/25/2013	12 months	\$152,100.00	0.60%	3307168	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					\$619,010.05			

TOTALS BY FUND

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

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

CDA FUND

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
900-11100	CASH	37,034.06	(6,589.06)	(29,409.39)	7,624.67
900-11200	GENERAL CHECKING ACCOUNT	20,598.38	2.42	14.07	20,612.45
900-15100	DUE FROM GENERAL FUND	129.25	.00	.00	129.25
900-18400	OFFICE EQUIPMENT	12,629.44	.00	.00	12,629.44
TOTAL ASSETS		70,391.13	(6,586.64)	(29,395.32)	40,995.81
<u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
900-21100	VOUCHERS PAYABLE	.56	.00	(.56)	.00
900-22000	ACCUM DEPR - EQUIPMENT	11,344.84	.00	.00	11,344.84
900-25100	DUE TO GENERAL FUND	375.77	.00	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		27,507.21	.00	43.37	27,550.58
<u>FUND EQUITY</u>					
900-34300	PROPRIETARY CAPITAL	42,883.92	.00	.00	42,883.92
UNAPPROPRIATED FUND BALANCE:					
REVENUE OVER EXPENDITURES - YTD		.00	(6,586.64)	(29,438.69)	(29,438.69)
BALANCE - CURRENT DATE		.00	(6,586.64)	(29,438.69)	(29,438.69)
TOTAL FUND EQUITY		42,883.92	(6,586.64)	(29,438.69)	13,445.23
TOTAL LIABILITIES AND EQUITY		70,391.13	(6,586.64)	(29,395.32)	40,995.81

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2012

CDA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
900-48100-56 INTEREST INCOME	2.42	14.07	.00	(14.07)	.0
TOTAL MISCELLANEOUS REVENUE	2.42	14.07	.00	(14.07)	.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	2.42	14.07	126,493.00	126,478.93	.0

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2012

CDA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA</u>					
900-56500-111 SALARIES	1,673.84	11,034.19	77,610.00	66,575.81	14.2
900-56500-115 INTERNSHIP PROGRAM--UWW	.00	.00	2,000.00	2,000.00	.0
900-56500-151 FRINGE BENEFITS	224.99	1,494.08	17,078.00	15,583.92	8.8
900-56500-154 PROFESSIONAL DEVELOPMENT	.00	170.00	2,000.00	1,830.00	8.5
900-56500-158 UNEMPLOYMENT COMPENSATION	(4.93)	4,920.50	.00	(4,920.50)	.0
900-56500-212 LEGAL SERVICES	80.00	80.00	1,500.00	1,420.00	5.3
900-56500-223 MARKETING	.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	2.65	850.00	847.35	.3
900-56500-310 OFFICE SUPPLIES	49.00	76.67	900.00	823.33	8.5
900-56500-311 POSTAGE	.00	114.26	500.00	385.74	22.9
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	33.65	1,200.00	1,166.35	2.8
900-56500-341 MISC EXPENSE	4,565.65	5,373.76	1,000.00	(4,373.76)	537.4
TOTAL CDA	6,589.06	29,452.76	126,493.00	97,040.24	23.3
TOTAL FUND EXPENDITURES	6,589.06	29,452.76	126,493.00	97,040.24	23.3
NET REVENUE OVER EXPENDITURES	(6,586.64)	(29,438.69)	.00	29,438.69	.0

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

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
910-11101	72,994.50	15,077.02	19,083.50	92,078.00
910-11102	345,396.69	6,087.78 (	77,304.64)	268,092.05
910-11103	260,729.76	732.10	12,525.92	273,255.68
910-11104	14,794.17	1.74	10.10	14,804.27
910-11105	116,839.95	106.08 (	60,576.87)	56,263.08
910-11106	2,694.32	.32	1.85	2,696.17
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 (	5,561.20)	82,299.52
910-14320	14,024.01 (	13,801.76) (	14,024.01)	.00
910-14337	12,234.70 (	239.42) (	1,659.81)	10,574.89
910-14339	24,412.52 (	1,524.69) (	9,072.48)	15,340.04
910-14340	7,607.48 (	446.19) (	2,655.01)	4,952.47
910-14341	4,713.63	.00	.00	4,713.63
910-14342	12,795.78 (	373.57) (	2,222.89)	10,572.89
910-14344	38,481.15 (	146.84) (	873.76)	37,607.39
910-14345	159,703.80	.00 (	6,120.54)	153,583.26
910-14346	.00 (	221.14)	20,015.60	20,015.60
910-14347	.00 (	2,326.71)	146,278.03	146,278.03
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) (	600.00)	2,500.00
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	7,595.00	7,595.00
910-14384	.00	.00	38,095.00	38,095.00
910-14387	.00	.00	60.00	60.00
910-14388	.00	.00	60.00	60.00
910-14389	.00	.00	60.00	60.00
910-14554	750,000.00	.00	.00	750,000.00
910-15208	15,711.04	.00	.00	15,711.04
910-15521	275,171.53	.00	.00	275,171.53
910-15531	6,087,994.00	.00	.00	6,087,994.00
TOTAL ASSETS	9,737,880.41	2,824.72	25,251.57	9,763,131.98

LIABILITIES AND EQUITY

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

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>LIABILITIES</u>				
910-21200 DEPOSITS	900.00	.00	.00	900.00
910-22000 ACCUM DEPREC-BUILDING	121,759.88	.00	.00	121,759.88
910-25920 DUE TO FD 920-INNOVATION CTR	1,491.07	.00	.00	1,491.07
	124,150.95	.00	.00	124,150.95
<u>FUND EQUITY</u>				
910-30110 CONTRIBUTED CAPITAL	456,815.37	.00	.00	456,815.37
910-34300 PROPRIETARY CAPITAL	8,519,949.16	.00	.00	8,519,949.16
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	2,824.72	25,251.57	25,251.57
BALANCE - CURRENT DATE	.00	2,824.72	25,251.57	25,251.57
TOTAL FUND EQUITY	9,613,729.46	2,824.72	25,251.57	9,638,981.03
TOTAL LIABILITIES AND EQUITY	9,737,880.41	2,824.72	25,251.57	9,763,131.98

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 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	32.10	2,235.92	3,800.00	1,564.08	58.8
910-48102-00	INTEREST INCOME-ECONOMIC DEV	655.76	4,853.47	6,000.00	1,146.53	80.9
910-48103-00	INTEREST INCOME-FACADE	531.90	670.13	300.00	(370.13)	223.4
910-48104-00	INTEREST INCOME-HOUSING	7.08	72.72	100.00	27.28	72.7
910-48105-00	INTEREST INCOME-ED DEV	1.74	10.10	20.00	9.90	50.5
910-48106-00	INTEREST INCOME-MORAINNE VIEW	.32	1.85	3.00	1.15	61.7
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	4,200.00	8,400.00	4,200.00	50.0
910-48605-00	RENTAL INCOME-CROP LEASES	.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	1,432.80	2,671.00	1,238.20	53.6
910-48647-00	LOAN INT-TOPPERS--\$115,659	56.23	413.04	1,059.00	645.96	39.0
910-48648-00	LOAN INT-TOPPERS--\$33,960	18.00	130.13	294.00	163.87	44.3
910-48649-00	FACADE LOAN-INT-TOPPERS-15K	.00	.00	515.00	515.00	.0
910-48651-00	FACADE-INT-WALTON DIST-30K	36.49	237.47	377.00	139.53	63.0
910-48653-00	LOAN INT-RR WALTON-15K-HOTEL	36.83	274.43	488.00	213.57	56.2
910-48657-00	FACADE-INT-WARHAWK-45K	125.85	762.38	1,444.00	681.62	52.8
910-48658-00	LOAN INT.-960 E. MILWAUKEE LLC	.00	2,357.52	4,869.00	2,511.48	48.4
910-48660-00	FACADE-1117 W. MAIN(SWD/TDW)	30.86	263.11	575.00	311.89	45.8
910-48663-00	LOAN INT-BLACK SHEEP-1/20/12	67.46	344.60	733.00	388.40	47.0
910-48664-00	LOAN INT-DR PLASTICS-2/27/12	495.35	1,509.21	.00	(1,509.21)	.0
910-48680-00	ADMINISTRATION FEE--LOANS	30.00	4,479.00	1,500.00	(2,979.00)	298.6
	TOTAL MISCELLANEOUS REVENUE	2,825.97	30,661.41	42,980.00	12,318.59	71.3
<u>OTHER FINANCING SOURCES</u>						
910-49300-56	FUND BALANCE APPLIED	.00	.00	(24,480.00)	(24,480.00)	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	(24,480.00)	(24,480.00)	.0
	TOTAL FUND REVENUE	2,825.97	30,661.41	18,500.00	(12,161.41)	165.7

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 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	.25	2,656.84	1,000.00	(1,656.84)	265.7
910-56500-404 HOUSING LOANS	1.00	3.00	1,000.00	997.00	.3
910-56500-408 RENTAL EXPENSES	.00	.00	1,500.00	1,500.00	.0
TOTAL CDA PROGRAMS	<u>1.25</u>	<u>5,409.84</u>	<u>18,500.00</u>	<u>13,090.16</u>	<u>29.2</u>
TOTAL FUND EXPENDITURES	<u>1.25</u>	<u>5,409.84</u>	<u>18,500.00</u>	<u>13,090.16</u>	<u>29.2</u>
NET REVENUE OVER EXPENDITURES	<u>2,824.72</u>	<u>25,251.57</u>	<u>.00</u>	<u>(25,251.57)</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					\$25,000.00			

TIF Development					\$0.00			
TOTAL					\$0.00			

Business Development	Commercial	06/21/2012	12/20/2012	182 days	\$175,000.00	0.50%	209584	replaces 209584
Business Development	Commercial	12/22/2011	06/21/2012	182 days	\$0.00	0.59%	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	0.55%	3307068	replaces 3306829
TOTAL					\$575,000.00			

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	\$0.00	1.00%	3305666	RENEWED
Economic Development Loan	First Citizens	05/25/2012	05/25/2013	12 months	\$152,100.00	0.60%	3307168	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	\$0.00	1.05%	3306522	replaces 3305671
Economic Development Loan	First Citizens	06/19/2012	06/19/2013	365 days	\$60,000.00	0.60%	3306522	replaces 3306522
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					\$619,010.05			

TOTALS BY FUND

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

Business Development							
CLIENT	Original Loan	May 31, 2012				June 30, 2012	
	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	Current
DR Plastics-2/24/12	\$153,235.00	\$148,604.74	\$2,326.71	\$495.35	\$2,822.06	\$146,278.03	<i>Paid thru May; June payment received 7/2</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	\$16,864.73	\$1,524.69	\$56.23	\$1,580.92	\$15,340.04	Y
Toppers	\$33,960.00	\$5,398.62	\$446.19	\$18.00	\$464.19	\$4,952.43	Y
Walenton/Learning Depot	\$101,925.00	\$82,299.52	\$0.00	\$0.00	\$0.00	\$82,299.52	<i>Paid up thru Nov-2012</i>
Walton Rental-Hotel	\$15,000.00	10,814.30	\$239.42	\$36.83	\$276.25	\$10,574.88	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	\$153,583.26	\$0.00	\$0.00	\$0.00	\$153,583.26	<i>Payment REC ON 7/2</i>
Black Sheep-1/20/2012	\$21,114.00	\$20,236.74	\$221.14	\$67.46	\$288.60	\$20,015.60	Y
TOTALS	\$765,941.50	\$289,197.17	\$2,431.44	\$178.52	\$2,609.96	\$286,765.73	

Façade							
CLIENT	Original Loan	May 31, 2012				June 30, 2012	
	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	Current
SWD Whitewater LLC and TDW Whitewater LLC	\$15,000.00	\$13,801.74	\$13,801.74	\$14.87	\$13,816.61	\$0.00	<i>paid off June 18</i>
Warhawk Country	\$45,000.00	\$37,754.22	\$146.84	\$125.85	\$272.69	\$37,607.38	Y
Walton Distributing	\$30,000.00	\$10,946.45	\$373.57	\$36.49	\$410.06	\$10,572.88	Y
Toppers (Nov 1 Annual)	\$15,000.00	\$4,713.62	\$0.00	\$0.00	\$0.00	\$4,713.62	Y
TOTALS	\$105,000.00	\$67,216.03	\$14,322.15	\$177.21	\$14,499.36	\$52,893.88	

Housing									
CLIENT	Original Loan	May 31, 2012				June 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	\$2,600.00	\$100.00	\$0.00	\$100.00	\$2,500.00	Y	0%-Monthly	
HO #1	\$0.00	\$12,630.00			\$0.00	\$12,630.00		IN PROCESS	
HO #2	\$0.00	\$90.00			\$0.00	\$90.00		IN PROCESS	
HO #3	\$0.00	\$90.00			\$0.00	\$7,595.00		IN PROCESS	
HO # 4	\$0.00	\$0.00			\$0.00	\$38,095.00		IN PROCESS	
HO # 7	\$0.00	\$0.00			\$0.00	\$60.00		IN PROCESS	
HO # 8	\$0.00	\$0.00			\$0.00	\$60.00		IN PROCESS	
HO # 9	\$0.00	\$0.00			\$0.00	\$60.00		IN PROCESS	
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	
TOTALS	\$168,648.91	\$176,438.39	\$100.00	\$0.00	\$100.00	\$222,118.39			

July 3, 2012

Kevin Brunner, City Manager
City of Whitewater
312 W. Whitewater Street
Whitewater, WI 53190

Dear Mr. Brunner:

On behalf of Governor Scott Walker, thank you for your proposal to assist small, emerging companies and entrepreneurs in Wisconsin. Based upon the information provided to my staff, it is my understanding that you are proposing to form a fund, Whitewater Area Seed Accelerator Fund, to provide local businesses and entrepreneurs seed stage grants, debt and equity financing. In order to assist, WEDC is proposing to provide up to \$150,000 for the Whitewater Area Seed Accelerator Fund to assist Wisconsin based businesses as follows:

I. WEDC Grant Funding

RECIPIENT: Whitewater Community Development Authority on behalf of Whitewater Area Seed Accelerator Fund ("the Fund")

AMOUNT: Up to One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00).

USE: Make grants, debt and equity investments in startup and early stage businesses

DELIVERABLES: the Fund agrees to:

- (a) Raise 1:1 matching funds to capitalize an investment seed fund. Total fund, including WEDC's grant of up to \$150,000, will be at least \$300,000 and shall be awarded directly to start-up and growth stage businesses located in Wisconsin. No portion of these funds may be allocated to administration or operational costs.
- (b) Award one-third of funds allocated by WEDC (\$50,000) as direct grants not to exceed \$10,000 per business.
- (c) Award the remaining two-thirds of the funds awarded by WEDC and the match (total of up to \$250,000) to Wisconsin start-up businesses in accordance with the WEDC approved investment strategy. These awards will be in the form of equity, debt or grants.
- (d) The funds (\$300,000) must be distributed to Wisconsin start-up businesses by November 30, 2013. The Fund will not be eligible to apply for any future WEDC funding until all funds have been distributed.
- (e) Create an investment committee, investment strategy, criteria for awarding grants, an application, and an application process. These are subject to WEDC approval, which will not be unreasonably withheld or delayed.

- (f) Demonstrate, to WEDC's satisfaction, that the Fund has the necessary organizational structure, facilities, mentoring programs, and history of entrepreneurial support. Evidence of this must be submitted to WEDC.
- (g) Provide occasional assistance and counsel, at WEDC's request, to communities receiving similar WEDC funding in order to help drive a statewide initiative of entrepreneurial support.
- (h) Provide quarterly and annual reporting on the number of applications, number of awards, description of companies awarded funds (including name, address, phone number, owner information, Management or CEO contacts, age of the business), types of awards provided and amounts, application materials provided by the business, annual jobs including jobs created and lost from companies assisted, and information on additional funding received by the business subsequent to the Funds investment.

II. OTHER CONDITIONS: The grant would be subject to the following:

- a) The execution and delivery of all standard documents as required by WEDC.
- b) The Recipient receiving a firm commitment for all its other financing needs, including operational costs.
- c) The Recipient agreeing that, in accordance with §238.12(2), the Project will not be relocated outside of Wisconsin for a minimum of five years from the date of the award.
- d) There being no material adverse change in the Project between now and the funding of the award.

In closing, Governor Walker and I are firmly committed to doing everything possible to expedite the processing and awarding of this incentive package. Should you have any questions about WEDC's proposal, please contact Lisa Johnson at 608-210-6828.

Sincerely,



Paul F. Jadin
Secretary & CEO

ACCEPTANCE OF THE PROPOSAL:

This offer represents the extent of WEDC's participation in the project. In signing this document, Whitewater Community Development Authority agrees to consult with WEDC before making any public announcement regarding the award. Contacts regarding such an announcement should be directed to WEDC's Communications Director, at (608) 267-9661.

This offer can be accepted by signing below and returning to WEDC attention: Lisa Johnson, e-mail (lisa.johnson@wedc.org). The offer expires at 5:00 pm CST on July 31, 2012.

I have read and accept the proposal outlined in this WEDC commitment letter, dated July 3, 2012, and hereby request that WEDC prepare the necessary contract to execute the proposal. I understand that the specific provisions of this letter are not binding upon WEDC or Whitewater Community Development Authority until a final contract is executed.

The final contract contemplated by this letter of intent must be executed by August 30, 2012, unless WEDC and Whitewater Community Development Authority agree to extend this deadline. Unless otherwise agreed to, should WEDC and Whitewater Community Development Authority fail to execute a contract by August 30, 2012, the offer outlined in this proposal will automatically expire with no further notice required to Whitewater Community Development Authority.

(Signature and Title)

(Date)

(Type or Print Name and Title Signed Above)

Boundary & Project Plan for TID No. 8

Within the CITY OF WHITEWATER, WISCONSIN



August 8, 2007

<i>Public Hearing Held:</i>	July 9, 2007
<i>Adopted by Community Development Authority:</i>	August 7, 2007
<i>Adopted by City Council:</i>	August 7, 2007
<i>Approval by Joint Review Board:</i>	August 8, 2007



Prepared by: City of Whitewater
312 W. Whitewater Street, Whitewater, WI 53190
Phone: 262-473-0500 || Fax: 262-473-0509
www.ci.whitewater.wi.us

Tax Incremental District No. 8 Project Plan & Boundary

CITY OF WHITEWATER OFFICIALS

City Council

Kim Hixson	Council Member
Marilyn Kienbaum	Council President
Roy Nosek	Council Member
Patrick Singer	Council Member
Craig Stauffer	Council Member
Jim Stewart	Council Member
Maxwell Taylor	Council Member

City Staff

Kevin Brunner	City Manager
Dean Fischer	Public Works Director
Ryan Garcia	City Planner
Harrison & McDonell	City Attorney
Theresa Lee	City Treasurer
Mary Nimm	Community Development Coordinator
Bruce Parker	Neighborhood Services Director
Doug Saubert	Finance Director
Michele Smith	City Clerk

Plan Commission

Richard Gilpatrick	Member
Harriet Kaluva	Member
Marilyn Kienbaum	Council Representative
Ellen Knaflie	Member (alternate)
Thomas Miller	CDA Representative
Paul Sanchez	Member (alternate)
Craig Stauffer	Member (alternate)
David Stone	Park Board Representative
Jason Wiedenhoft	Chair
Kristine Zaballos	Member

Community Development Authority

James Allen	Member
Kim Hixson	Council Representative
Jeff Knight	Member
Alan Marshall	Vice Chair
Tom Miller	Chair
Albert Stanek	Member
Jim Stewart	Council Representative

Joint Review Board

Dean Fischer	City Representative
Jeffrey Knight	Public Member
Dennis Heling	Jefferson County
Dan McCrea	Whitewater School District
Ryan Liebert	Madison Area Technical College District

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1 STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS

The City of Whitewater proposes the creation of Tax Incremental District No. 8 (the “District”) under authority of Wisconsin Statute Section 66.1105 primarily to promote the orderly development of the city. The construction of streets and utilities are needed in order to provide incentives for industrial, commercial and residential mixed-use growth, as well as to stimulate private sector development throughout the TID. The new development, which will occur as a result of the projects undertaken within the District boundaries, will provide the City with additional tax base and provide employment opportunities.

The following is a list of public expenditures that the City expects to implement in conjunction with the District No. 8. Any costs directly or indirectly related to the public works are considered “project costs” and are eligible to be paid with tax increment revenues of the District.

Street Construction, Improvements, Amenities& ROW Acquisition	\$2,542,000
Water and Sanitary Sewer Extensions	1,290,000
Land Acquisition	4,560,000
Development Incentives	2,000,000
Site Grading/Development	400,000
Rail Spur Construction	200,000
Administration City/CDA	<u>500,000</u>
Total	\$11,292,000

With all projects, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, legal and other consultant fees, testing, environmental studies, permits, updating City of Whitewater ordinances and plans, judgments or claims for damages, and other expenses are included as project costs.

In the event any of the public works projects are not reimbursable out of the special tax increment finance fund under Wisconsin Statute Section 66.1105, in the written opinion of nationally recognized bond counsel retained by the City of Whitewater for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted here from and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan (this “Plan”).

The City of Whitewater reserves the right to implement only those projects that remain viable as the plan period proceeds.

Project costs are any expenditures made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and outlined in this Plan. To the extent the costs benefit the City of Whitewater outside the District, a proportionate share of the cost is not a project cost. Costs identified in this Plan are preliminary estimates made

prior to design considerations and are subject to change after planning is completed. Proration of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments. Project costs will be diminished by any income, special assessments or other revenues, including user fees or charges.

2 EQUALIZED VALUE TEST

The following calculations demonstrate that the City is in compliance with ss.66.1105(4)(gm)4c. Wis. Stats., which requires that the equalized value of the proposed Tax Incremental District No. 8 plus the value of all other existing Tax Incremental Districts (“TID’s”), does not exceed 12% of the total equalized value of taxable property within the City.

STEP 1: Calculation of Maximum Equalized Property Value Allowed Within Tax Incremental Districts in the City of Whitewater

Equalized Value (as of January 1, 2007)		Maximum Allowable TID Property Value
\$ 574,940,700	x12%	\$ 68,992,884

STEP 2: Calculation of Equalized Property Value Currently Located and Proposed to be Located within Tax Incremental Districts.

Date of Analysis: 8/2/2007



City of Whitewater

12% Statutory Test for Creation of TID #8		
2008 Total Equalized Valuation (TID-In)	\$574,940,700	100.00%
12% of Total Equalized Valuation (TID-In)	\$68,992,884	12.00%
Total 2008 TID Increment	\$85,108,100	11.32%
Remaining Capacity Before TID Creation	\$3,886,784	0.68%
Estimated TID #8 Equalized Value as of 1/1/07 ⁽¹⁾	\$119,185	0.02%
Remaining Capacity After TID Creation	\$3,767,599	0.66%

The equalized value of the base of the proposed new TID #8, plus the value of all other existing Tax Incremental Districts within the city, totals \$65,225,285. This value is less than the maximum of \$68,992,884 in equalized value that is permitted for the City of Whitewater. The City is therefore in compliance with the statutory equalized valuation test and may proceed with this District.



City of Whitewater

Tax Incremental District 8 -- Jefferson County
Tests for Mixed-Use TID Requirements ⁽¹⁾

TEST 1:
The equalized value of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of the city.

TEST MET:
Yes

ANALYSIS			
2006 Total Equalized Valuation (TID-In)	\$574,940,700	100.00%	
12% of Total Equalized Valuation (TID-In)	\$68,992,884	12.00%	
Total 2006 TID Increment	\$65,106,100	11.32%	
Estimated Equalized Value of new TID as of 1/1/07 ⁽²⁾	\$119,185	0.02%	
Total Valuation including new TID	\$65,225,285	11.34%	
Estimated Remaining Capacity after new TID	\$3,767,599		

< 12%

TEST 2:
Newly platted residential portion is limited to no more than 35% of the area of the TID.

TEST MET:
Yes

ANALYSIS			
Acreage of TID	476.20	100.00%	
Acreage of Proposed Newly Platted Residential Portion	9.90	2.08%	

< 35%

TEST 3:
At least 50% of the land within the TID must be suitable for at least 2 of the following uses:
-Commercial
-Industrial
-Residential

TEST MET:
Yes

ANALYSIS			
Acreage of TID	476.20	100.00%	
Acreage of Commercial Portion	9.67	2.03%	
Acreage of Industrial Portion	441.53	92.72%	
Acreage of Residential Portion	25.00	5.25%	
Total of Residential and Commercial	476.20	100.00%	

Commercial, Industrial and Residential is ≥ 50% of land area

TEST 4:
Project costs for newly platted residential area provide that one of the following applies:
-Housing density of at least 3 units per acre
-Location in a "conservation subdivision"
-Located in a "traditional neighborhood development"

TEST MET:
Yes

ANALYSIS			
Acreage of Residential Portion		9.90	
Units planned in residential development		45	
Units per Acre		4.55	

> 3 units per acre

(1) Analysis is based on City of Whitewater's Proposed TID Land Use & Projected Land Value Analysis prepared by Walworth County Economic Development Alliance, Inc.
(2) Estimated 1/1/07 Equalized Value, per City.

3 ECONOMIC FEASIBILITY STUDY

The City of Whitewater is located in both Jefferson and Walworth County and is a community of approximately 14,000 in population.

The charts and exhibits on the following pages demonstrate that the City will be able to obtain the funds necessary to implement the updated and amended projects in the Plan and that the revenue from the District will be sufficient to pay for them. Charts I and II on the following pages project, respectively, the City's equalized value, and the full faith and credit borrowing capacity of the City. City financial advisors, Robert W. Baird and Company have provided equalized valuation projections based upon the following methodology:

In addition to general obligation bonds, the City can issue mortgage revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the City that represent service of the system to the City. There is no statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates.

Special assessments may be levied against benefited properties to pay part of the street, curb, gutter, sewer and water extension costs. The City can issue special assessment B Bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's general obligation ("G.O.") debt limit.

The City also has the authority to issue Lease Revenue bonds through a Community Development Authority ("CDA") should this financing vehicle be useful in accomplishing the objectives of the Plan. These obligations are secured by lease payments to be made by the City and are not counted against the City's G.O. debt limit.

Based on the economic characteristics and the financing resources of the City, all projects outlined in this Plan can be financed and are feasible.

DEVELOPMENT ASSUMPTIONS

The following development projections have been made by the City in consultation with the Walworth County Economic Development Alliance (WCEDA).

The preceding cash flow pro-forma analysis by Robert W. Baird and Company reflects (1) the WCEDA projection based upon maximum development build-out given current City zoning requirements and (2) the minimum required increment to make the proposed TID cash flow.

City of Whitewater Tax Increment District 8 (Mixed-Use) -- Jefferson County Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	2.50%
2006 Gross Tax Rate (per \$1,000 of assessed value)	\$18.05
Annual Adjustment to Tax Rate	0.00%
Investment Rate for Proceeds	4.50%

Example New Issue	
\$15,530,000	
Example Financing Dated March 1, 2008	
Amount for Projects	\$10,700,000
Deposit to DCR Fund	\$1,500,000
Cap. Interest thro 3/1/11	\$2,795,400
Cost of Issuance (est.)	\$386,250
Rounding	\$1,350

Background Data						Revenues			Expenditures					TID Status			
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	
Val. Date	TIF Dist. Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenue	Principal (9%)	Interest (3% & 9%) AVG= 6.00%	Debt Service	Other Expenses	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	
(January 1)						(2)			(3)					(December 31)			
Estimated Base Value⁽¹⁾																	
2007	\$119,185			\$0	18.05	\$0	\$0	\$0					\$0	\$0	\$0	\$0	
2008	\$119,185	\$2,990	\$154,733,735	\$154,736,714	18.05	\$0	\$0	\$0				\$25,000	\$25,000	\$2,770,400	\$2,770,400		
2009	\$154,955,899	\$3,871,397	\$154,733,735	\$213,341,646	18.05	\$0	\$124,668	\$124,668	\$1,307,700	\$1,307,700	\$25,000	\$1,422,700	\$25,000	\$1,902,000	(\$1,248,032)	\$1,472,268	
2010	\$213,461,031	\$7,636,526	\$154,733,735	\$475,912,106	18.05	\$2,792,988	\$66,257	\$2,859,244	\$931,800	\$931,800	\$25,000	\$956,800	\$25,000	\$981,800	\$1,902,454	\$3,374,822	
2011	\$476,031,292	\$11,900,782	\$154,733,735	\$642,546,623	18.05	\$5,655,820	\$151,887	\$5,807,687	\$931,800	\$931,800	\$25,000	\$956,800	\$25,000	\$981,800	\$4,850,887	\$6,325,710	
2012	\$542,665,808	\$16,088,645	\$154,733,735	\$813,347,003	18.05	\$9,990,214	\$370,187	\$10,360,370	\$931,800	\$931,800	\$25,000	\$956,800	\$25,000	\$981,800	\$7,335,570	\$15,634,300	Expenditures Recovered
2013	\$613,466,189	\$20,338,655	\$154,733,735	\$986,417,392	18.05	\$11,597,967	\$708,093	\$12,301,059	\$640,000	\$995,500	\$1,535,500	\$25,000	\$1,560,500	\$10,740,559	\$26,364,839	Expenditures Recovered	
2014	\$686,536,577	\$24,713,614	\$154,733,735	\$1,167,864,541	18.05	\$14,660,913	\$1,188,418	\$15,867,331	\$680,000	\$957,100	\$1,537,100	\$25,000	\$1,562,100	\$14,305,251	\$40,670,070	Expenditures Recovered	
2015	\$1,167,983,726	\$29,199,593	\$154,733,735	\$1,251,797,869	18.05	\$17,640,934	\$1,830,153	\$19,671,087	\$720,000	\$916,300	\$1,536,300	\$25,000	\$1,561,300	\$19,109,787	\$56,779,857	Expenditures Recovered	
2016	\$1,351,917,054	\$35,797,926	\$154,733,735	\$1,540,329,530	18.05	\$21,079,955	\$2,645,094	\$23,725,049	\$765,000	\$773,100	\$1,538,100	\$25,000	\$1,563,100	\$22,161,949	\$80,941,806	Expenditures Recovered	
2017	\$1,540,448,715	\$39,511,218	\$154,733,735	\$1,733,574,482	18.05	\$24,309,652	\$3,642,381	\$28,042,333	\$810,000	\$727,300	\$1,537,300	\$25,000	\$1,562,300	\$26,480,133	\$107,421,939	Expenditures Recovered	
2018	\$1,733,693,697	\$43,342,342	\$154,733,735	\$1,931,650,658	18.05	\$27,802,848	\$4,823,987	\$32,626,935	\$890,000	\$678,600	\$1,538,600	\$25,000	\$1,563,600	\$31,073,335	\$136,495,274	Expenditures Recovered	
2019	\$1,931,789,743	\$46,294,244	\$154,733,735	\$2,134,678,536	18.05	\$31,291,619	\$6,232,287	\$37,523,307	\$910,000	\$627,000	\$1,537,000	\$25,000	\$1,562,000	\$35,961,307	\$174,456,581	Expenditures Recovered	
2020	\$2,134,797,721	\$53,369,943	\$154,733,735	\$2,368,048,479	18.05	\$34,866,295	\$7,850,548	\$42,716,839	\$965,000	\$572,400	\$1,537,400	\$25,000	\$1,562,400	\$41,154,439	\$215,611,019	Expenditures Recovered	
2021	\$2,368,167,664	\$54,704,192	\$154,733,735	\$2,547,575,651	18.05	\$38,530,948	\$9,702,496	\$48,233,443	\$1,020,000	\$514,500	\$1,534,500	\$25,000	\$1,559,500	\$46,673,943	\$262,284,963	Expenditures Recovered	
2022	\$2,547,575,651	\$56,071,746	\$154,733,735	\$2,768,323,132	18.05	\$42,284,275	\$11,802,823	\$54,087,098	\$1,085,000	\$453,300	\$1,538,300	\$25,000	\$1,563,300	\$49,733,798	\$312,018,761	Expenditures Recovered	
2023	\$2,768,323,132	\$57,472,591	\$154,733,735	\$2,998,524,457	18.05	\$46,181,636	\$14,040,844	\$60,222,530	\$1,150,000	\$388,200	\$1,538,200	\$25,000	\$1,563,200	\$52,959,930	\$364,978,091	Expenditures Recovered	
2024	\$2,998,524,457	\$57,472,591	\$154,733,735	\$3,268,296,050	18.05	\$49,493,792	\$16,424,014	\$65,917,706	\$1,215,000	\$319,200	\$1,534,200	\$25,000	\$1,559,200	\$56,356,596	\$421,336,687	Expenditures Recovered	
2025	\$3,268,296,050	\$59,910,431	\$154,733,735	\$3,475,991,682	18.05	\$42,531,180	\$18,960,151	\$61,491,331	\$1,290,000	\$246,300	\$1,536,300	\$25,000	\$1,561,300	\$59,930,031	\$481,266,718	Expenditures Recovered	
2026	\$3,475,991,682	\$61,892,772	\$154,733,735	\$3,637,484,453	18.05	\$42,594,513	\$21,657,002	\$64,251,516	\$1,385,000	\$168,900	\$1,533,900	\$25,000	\$1,558,900	\$63,692,616	\$544,959,333	Expenditures Recovered	
2027	\$3,637,484,453	\$63,440,091	\$154,733,735	\$3,800,824,544	18.05	\$44,684,430	\$24,523,170	\$69,207,600	\$1,450,000	\$67,000	\$1,537,000	\$25,000	\$1,562,000	\$67,645,600	\$612,604,933	Expenditures Recovered	
\$344,119,730						\$1,956,804,814			\$50,547,720								

Includes Capitalized Interest

2007: TID Inception
 2022: First Year to Incur TIF Related Costs
 2027: Maximum Legal Life of TID (20 Years)

(1) Estimated Base Value represents estimated 5/1/07 Equalized Value, per City.
 (2) Hypothetical Increment based on City of Whitewater's Proposed TID Land Use & Proposed Land Value Analysis prepared by Wealth County Economic Development Alliance, Inc.
 (3) Represents Estimated City/CDA Administration Costs, per City. Assumed cost is spread evenly over the life of the TID.

WALWORTH COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC

PROJECT: CITY OF WHITEWATER, PROPOSED TID DISTRICTS

District: 8- Recommended TIF Classification- Mixed Use					
General Comment: Approximately 33% of the proposed TID is in a floodplain					
Parcel #	Acres	Parcel/ Zoning	Current Allowed Uses	Developable Acres	Comment
292-0515-3423-002	54.446	M1	Manufacturing	27.76	Approximately 16% of the parcel is floodplain Zoning: No change in zoning Density: 1,209,225 s.f. of developable space
004-0515-3311-000	39.023	A	Agriculture	8.18	Approximately 35% of parcel is floodplain Zoning: Change zoning to M1 Density: 356,757 s.f. of developable space
004-0515-2844-000	40	A	Agriculture	24	Zoning: Change zoning to M1 Density: 25,090,560 s.f. of developable space
004-0515-3314-000	21.686	A	Agriculture	13.01	Zoning: Change zoning to M1 Density: 566,715 s.f. of developable space
004-0515-3422-000	9.668	A	Agriculture	3.86	Approximately 60% of parcel is floodplain Zoning: Change zoning to B2 and/or B3 Density: 168,141 s.f. of developable space
004-0515-3421-000	38.12	A	Agriculture	17.15	Approximately 25% of parcel is floodplain Zoning: Change zoning to M1 Density: 747,054 s.f. of developable space
004-0515-3424-000	16.266	A	Agriculture	5.85	Approximately 40% of parcel is floodplain Zoning: Change zoning to M1 Density: 254,826 s.f. of developable space
004-0515-3413-000	25	A	Agriculture	9.90	Approximately 33% of parcel is floodplain Zoning: Change zoning to R1 Density: 421,244 s.f. of developable space
004-0515-3412-000	38.983	A	Agriculture	17.53	Approximately 25% of parcel is floodplain Zoning: Change zoning to M1 Density: 763,607 s.f. of developable space
004-0515-3414-000	20.56	A	Agriculture	3.08	Approximately 75% of parcel is floodplain Zoning: Change zoning to M1 Density: 134,165 s.f. of developable space
004-0515-3411-000	29.553	A	Agriculture	14.18	Approximately 20% of parcel is floodplain Zoning: Change zoning to M1 Density: 617,680 s.f. of developable space
004-0515-2842-000	26.667	A	Agriculture	16	Zoning: Change zoning to M1 Density: 696,960 s.f. of developable space
004-0515-2841-000	40	A	Agriculture	24	Zoning: Change zoning to M1 Density: 1,045,440 s.f. of developable space
04-0515-2843-001	26.666	A	Agriculture	9.59	Approximately 40% of parcel is floodplain Zoning: Change zoning to M1 Density: 417,740 s.f. of developable space
292-0515-3313-000	44.06	A	Agriculture	26.43	Zoning: Change to M1 Density: 1,151,291 s.f. of developable space
292-0515-3314-002	5.5	A	Agriculture	3.3	Zoning: Change to M1 Density: 143,748 s.f. of developable space

City of Whitewater
Proposed TID #8

Parcel # 292-0515-3423-002		Projected Land Values				
		Industrial	Retail/ Commercial	Single Family	Multi- Family	Total Land \$\$
	Acres	\$ 30,000	\$ 217,000	\$ 35,000	\$ 150,000	
Industrial	27.70	\$ 832,800				\$ 832,800
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
TOTAL LAND VALUES						\$ 832,800
Construction Values (PSF)						
Construction Values (PSF)		Industrial-Moderate	Retail/ Commercial	Single Family	Multi- Family	Total Construction Value
	Sq. Feet	\$ 55.00	\$ 65.00	\$ 150.00	\$ 130.00	
Industrial	1,200,225	\$ 66,507,375				\$ 66,507,375
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
Total Construction Value						\$ 66,507,375
Summary Value						
Projected Land Values						\$ 832,800
Projected Construction Values						\$ 66,507,375
GROSS PROJECTED VALUES						\$ 67,340,175

City of Whitewater
Proposed TID #8

Parcel # 004-0515-3413-000		Projected Land Values				
		Industrial	Retail/ Commercial	Single Family	Multi- Family	Total Land \$\$
	Acres	\$ 30,000	\$ 217,000	\$ 35,000	\$ 150,000	
Industrial		\$ -				\$ -
Retail/Comm			\$ -			\$ -
Single Family	9.9			\$ 346,500.00		\$ 346,500
Multi-Family					\$ -	\$ -
TOTAL LAND VALUES						\$ 346,500
Construction Values (PSF)						
Construction Values (PSF)		Industrial-Moderate	Retail/ Commercial	Single Family	Multi- Family	Total Construction Value
	Sq. Feet	\$ 55.00	\$ 65.00	\$ 150.00	\$ 130.00	
Industrial		\$ -				\$ -
Retail/Comm			\$ -			\$ -
Single Family	84,150			\$ 12,622,500		\$ 12,622,500
Multi-Family					\$ -	\$ -
Total Construction Value						\$ 12,622,500
Summary Value						
Projected Land Values						\$ 346,500
Projected Construction Values						\$ 12,622,500
GROSS PROJECTED VALUES						\$ 12,969,000

Parcel # 004-0515-3311-000		Projected Land Values				
		Industrial	Retail/ Commercial	Single Family	Multi- Family	Total Land \$\$
	Acres	\$ 30,000	\$ 217,000	\$ 35,000	\$ 150,000	
Industrial	8.18	\$ 245,400				\$ 245,400
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
TOTAL LAND VALUES						\$ 245,400
Construction Values (PSF)						
Construction Values (PSF)		Industrial-Moderate	Retail/ Commercial	Single Family	Multi- Family	Total Construction Value
	Sq. Feet	\$ 55.00	\$ 65.00	\$ 150.00	\$ 130.00	
Industrial	350,757	\$ 19,621,635				\$ 19,621,635
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
Total Construction Value						\$ 19,621,635
Summary Value						
Projected Land Values						\$ 245,400
Projected Construction Values						\$ 19,621,635
GROSS PROJECTED VALUES						\$ 19,867,035

City of Whitewater
Proposed TID #8

Parcel # 004-0515-2844-000		Projected Land Values				
		Industrial	Retail/ Commercial	Single Family	Multi- Family	Total Land \$\$
	Acres	\$ 30,000	\$ 217,000	\$ 35,000	\$ 150,000	
Industrial	24	\$ 720,000				\$ 720,000
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
TOTAL LAND VALUES						\$ 720,000
Construction Values (PSF)						
Construction Values (PSF)		Industrial-Moderate	Retail/ Commercial	Single Family	Multi- Family	Total Construction Value
	Sq. Feet	\$ 55.00	\$ 65.00	\$ 150.00	\$ 130.00	
Industrial	25,000,500	\$ 1,379,980,800				\$ 1,379,980,800
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
Total Construction Value						\$ 1,379,980,800
Summary Value						
Projected Land Values						\$ 720,000
Projected Construction Values						\$ 1,379,980,800
GROSS PROJECTED VALUES						\$ 1,380,700,800

City of Whitewater
Proposed TID #8

Parcel # 004-0515-3314-000		Projected Land Values				
		Industrial	Retail/ Commercial	Single Family	Multi- Family	Total Land \$\$
	Acres	\$ 30,000	\$ 217,000	\$ 35,000	\$ 150,000	
Industrial	13.01	\$ 390,300				\$ 390,300
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
TOTAL LAND VALUES						\$ 390,300
Construction Values (PSF)						
Construction Values (PSF)		Industrial-Moderate	Retail/ Commercial	Single Family	Multi- Family	Total Construction Value
	Sq. Feet	\$ 55.00	\$ 65.00	\$ 150.00	\$ 130.00	
Industrial	566,715	\$ 31,169,325				\$ 31,169,325
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
Total Construction Value						\$ 31,169,325
Summary Value						
Projected Land Values						\$ 390,300
Projected Construction Values						\$ 31,169,325
GROSS PROJECTED VALUES						\$ 31,559,625

City of Whitewater
Proposed TID #8

Parcel # 004-0515-3422-000		Projected Land Values				
		Industrial	Retail/ Commercial	Single Family	Multi- Family	Total Land \$\$
	Acres	\$ 30,000	\$ 217,000	\$ 35,000	\$ 150,000	
Industrial		\$ -				\$ -
Retail/Comm	3.86		\$ 837,620			\$ 837,620
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
TOTAL LAND VALUES						\$ 837,620
Construction Values (PSF)						
Construction Values (PSF)		Industrial-Moderate	Retail/ Commercial	Single Family	Multi- Family	Total Construction Value
	Sq. Feet	\$ 55.00	\$ 65.00	\$ 150.00	\$ 130.00	
Industrial						\$ -
Retail/Comm	168,141		\$ 10,929,165			\$ 10,929,165
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
Total Construction Value						\$ 10,929,165
Summary Value						
Projected Land Values						\$ 837,620
Projected Construction Values						\$ 10,929,165
GROSS PROJECTED VALUES						\$ 11,766,785

City of Whitewater
Proposed TID #8

Parcel # 004-0515-3421-000		Projected Land Values				
		Industrial	Retail/ Commercial	Single Family	Multi- Family	Total Land \$\$
	Acres	\$ 30,000	\$ 217,000	\$ 35,000	\$ 150,000	
Industrial	17.10	\$ 514,500				\$ 514,500
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
TOTAL LAND VALUES						\$ 514,500
Construction Values (PSF)						
Construction Values (PSF)		Industrial-Moderate	Retail/ Commercial	Single Family	Multi- Family	Total Construction Value
	Sq. Feet	\$ 55.00	\$ 65.00	\$ 150.00	\$ 130.00	
Industrial	747,054	\$ 41,087,970				\$ 41,087,970
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
Total Construction Value						\$ 41,087,970
Summary Value						
Projected Land Values						\$ 514,500
Projected Construction Values						\$ 41,087,970
GROSS PROJECTED VALUES						\$ 41,602,470

City of Whitewater
Proposed TID #8

Parcel # 004-0515-3424-000		Projected Land Values				
		Industrial	Retail/ Commercial	Single Family	Multi- Family	Total Land \$\$
	Acres	\$ 30,000	\$ 217,000	\$ 35,000	\$ 150,000	
Industrial	5.85	\$ 175,500				\$ 175,500
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
TOTAL LAND VALUES						\$ 175,500
Construction Values (PSF)						
Construction Values (PSF)		Industrial-Moderate	Retail/ Commercial	Single Family	Multi- Family	Total Construction Value
	Sq. Feet	\$ 55.00	\$ 65.00	\$ 150.00	\$ 130.00	
Industrial	254,820	\$ 14,015,430				\$ 14,015,430
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
Total Construction Value						\$ 14,015,430
Summary Value						
Projected Land Values						\$ 175,500
Projected Construction Values						\$ 14,015,430
GROSS PROJECTED VALUES						\$ 14,190,930

Parcel # 292-0515-3313-000		Projected Land Values				
		Industrial	Retail/ Commercial	Single Family	Multi- Family	Total Land \$\$
	Acres	\$ 30,000	\$ 217,000	\$ 35,000	\$ 150,000	
Industrial	26.43	\$ 792,900				\$ 792,900
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
TOTAL LAND VALUES						\$ 792,900
Construction Values (PSF)						
Construction Values (PSF)		Industrial-Moderate	Retail/ Commercial	Single Family	Multi- Family	Total Construction Value
	Sq. Feet	\$ 55.00	\$ 65.00	\$ 150.00	\$ 130.00	
Industrial	1,151,291	\$ 63,320,994				\$ 63,320,994
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
Total Construction Value						\$ 63,320,994
Summary Value						
Projected Land Values						\$ 792,900
Projected Construction Values						\$ 63,320,994
GROSS PROJECTED VALUES						\$ 64,113,894

City of Whitewater
Proposed TID #8

Parcel # 004-0515-3412-000		Projected Land Values				
		Industrial	Retail/ Commercial	Single Family	Multi- Family	Total Land \$\$
	Acres	\$ 30,000	\$ 217,000	\$ 35,000	\$ 150,000	
Industrial	17.53	\$ 525,000				\$ 525,000
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
TOTAL LAND VALUES						\$ 525,900
Construction Values (PSF)						
Construction Values (PSF)		Industrial-Moderate	Retail/ Commercial	Single Family	Multi- Family	Total Construction Value
	Sq. Feet	\$ 55.00	\$ 65.00	\$ 150.00	\$ 130.00	
Industrial	783,697	\$ 41,998,385				\$ 41,998,385
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
Total Construction Value						\$ 41,998,385
Summary Value						
Projected Land Values						\$ 525,900
Projected Construction Values						\$ 41,998,385
GROSS PROJECTED VALUES						\$ 42,524,285

City of Whitewater
Proposed TID #8

Parcel # 004-0515-3414-000		Projected Land Values				
		Industrial	Retail/ Commercial	Single Family	Multi- Family	Total Land \$\$
	Acres	\$ 30,000	\$ 217,000	\$ 35,000	\$ 150,000	
Industrial	3.00	\$ 82,400				\$ 82,400
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
TOTAL LAND VALUES						\$ 82,400
Construction Values (PSF)						
Construction Values (PSF)		Industrial- Moderate	Retail/ Commercial	Single Family	Multi- Family	Total Construction Value
	Sq. Feet	\$ 55.00	\$ 65.00	\$ 150.00	\$ 130.00	
Industrial	134,185	\$ 7,379,075				\$ 7,379,075
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
Total Construction Value						\$ 7,379,075
Summary Value						
Projected Land Values						\$ 82,400
Projected Construction Values						\$ 7,379,075
GROSS PROJECTED VALUES						\$ 7,471,475

City of Whitewater
Proposed TID #8

Parcel # 004-0515-3411-000		Projected Land Values				
		Industrial	Retail/ Commercial	Single Family	Multi- Family	Total Land \$\$
	Acres	\$ 30,000	\$ 217,000	\$ 35,000	\$ 150,000	
Industrial	14.10	\$ 425,400				\$ 425,400
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
TOTAL LAND VALUES						\$ 425,400
Construction Values (PSF)						
Construction Values (PSF)		Industrial-Moderate	Retail/ Commercial	Single Family	Multi- Family	Total Construction Value
	Sq. Feet	\$ 55.00	\$ 65.00	\$ 150.00	\$ 130.00	
Industrial	617,680	\$ 33,972,400				\$ 33,972,400
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
Total Construction Value						\$ 33,972,400
Summary Value						
Projected Land Values						\$ 425,400
Projected Construction Values						\$ 33,972,400
GROSS PROJECTED VALUES						\$ 34,397,800

City of Whitewater
Proposed TID #8

Parcel # 004-0515-2842-000		Projected Land Values				
		Industrial	Retail/ Commercial	Single Family	Multi- Family	Total Land \$\$
	Acres	\$ 30,000	\$ 217,000	\$ 35,000	\$ 150,000	
Industrial	10	\$ 480,000				\$ 480,000
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
TOTAL LAND VALUES						\$ 480,000
Construction Values (PSF)						
Construction Values (PSF)		Industrial-Moderate	Retail/ Commercial	Single Family	Multi- Family	Total Construction Value
	Sq. Feet	\$ 55.00	\$ 65.00	\$ 150.00	\$ 130.00	
Industrial	690,000	\$ 38,332,800				\$ 38,332,800
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
Total Construction Value						\$ 38,332,800
Summary Value						
Projected Land Values						\$ 480,000
Projected Construction Values						\$ 38,332,800
GROSS PROJECTED VALUES						\$ 38,812,800

City of Whitewater
Proposed TID #8

Parcel # 004-0515-2841-000		Projected Land Values				
		Industrial	Retail/ Commercial	Single Family	Multi- Family	Total Land \$\$
	Acres	\$ 30,000	\$ 217,000	\$ 35,000	\$ 150,000	
Industrial	24	\$ 720,000				\$ 720,000
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
TOTAL LAND VALUES						\$ 720,000
Construction Values (PSF)						
Construction Values (PSF)		Industrial-Moderate	Retail/ Commercial	Single Family	Multi- Family	Total Construction Value
	Sq. Feet	\$ 55.00	\$ 65.00	\$ 150.00	\$ 130.00	
Industrial	1,046,440	\$ 57,499,200				\$ 57,499,200
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
Total Construction Value						\$ 57,499,200
Summary Value						
Projected Land Values						\$ 720,000
Projected Construction Values						\$ 57,499,200
GROSS PROJECTED VALUES						\$ 58,219,200

City of Whitewater
Proposed TID #8

Parcel # 004-0515-2843-001		Projected Land Values				
		Industrial	Retail/ Commercial	Single Family	Multi- Family	Total Land \$\$
	Acres	\$ 30,000	\$ 217,000	\$ 35,000	\$ 150,000	
Industrial	9.50	\$ 287,700				\$ 287,700
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
TOTAL LAND VALUES						\$ 287,700
Construction Values (PSF)						
Construction Values (PSF)		Industrial-Moderate	Retail/ Commercial	Single Family	Multi- Family	Total Construction Value
	Sq. Feet	\$ 55.00	\$ 65.00	\$ 150.00	\$ 130.00	
Industrial	417,740	\$ 22,975,700				\$ 22,975,700
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
Total Construction Value						\$ 22,975,700
Summary Value						
Projected Land Values						\$ 287,700
Projected Construction Values						\$ 22,975,700
GROSS PROJECTED VALUES						\$ 23,263,400

Parcel # 292-051-0314-002		Projected Land Values				
		Industrial	Retail/ Commercial	Single Family	Multi- Family	Total Land \$\$
	Acres	\$ 30,000	\$ 217,000	\$ 35,000	\$ 150,000	
Industrial	3.3	\$ 99,000				\$ 99,000
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
TOTAL LAND VALUES						\$ 99,000
Construction Values (PSF)						
Construction Values (PSF)		Industrial-Moderate	Retail/ Commercial	Single Family	Multi- Family	Total Construction Value
	Sq. Feet	\$ 55.00	\$ 65.00	\$ 150.00	\$ 130.00	
Industrial	143748	\$ 7,906,140				\$ 7,906,140
Retail/Comm			\$ -			\$ -
Single Family				\$ -		\$ -
Multi-Family					\$ -	\$ -
Total Construction Value						\$ 7,906,140
Summary Value						
Projected Land Values						\$ 99,000
Projected Construction Values						\$ 7,906,140
GROSS PROJECTED VALUES						\$ 8,005,140

4 DETAILED LIST OF PROJECT COSTS

A detailed listing of the projects that the City may undertake within the proposed TID is found below. All costs are based on 2007 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2007 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

It is important to note that this Plan is not meant to be a budget, nor an appropriation of funds for specific projects, but a framework with which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the City Council, without further amending this Plan.

PROPOSED TID PROJECT NO. 8 COST ESTIMATES

Street Construction, Improvements, Amenities and Row Acquisition	\$2,542,000
Water and Sanitary Sewer Extensions	\$1,290,000
Land Acquisition	\$4,560,000
Development Incentives	\$2,000,000
Site Grading/Development	\$ 400,000
*Administration City/CDA	\$ 500,000
Total	\$11,292,000

* NOTE: The City has estimated normal administrative costs of \$25,000 for each year that the proposed TID will be in existence (20 years).

5 A DESCRIPTION OF THE METHODS OF FINANCING AND TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED THERETO ARE TO BE INCURRED

PLAN IMPLEMENTATION

Projects identified will provide the necessary anticipated governmental services to the proposed TID area. It is anticipated these improvements will be made in 2008 and in subsequent years. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective. In any event, all additional project costs are to be incurred within the period specified in Section 66.1106(6)(am) of the Wisconsin Statutes.

It is anticipated developer agreements between the City and property owners will be in place prior to any major public expenditure. These agreements will provide for development guarantees or a payment in lieu of development. To further assure contract enforcement these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities issued.

If financing as outlined in this Plan proves unworkable, the City of Whitewater reserves the right to use alternate financing solutions for the projects as they are implemented.

6 ESTIMATE OF ADDITIONAL TERRITORY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to Section 66.1105(5)(b)(6)(am)1 of the Wisconsin State Statutes the City estimates that less than 10% of the territory within the District might be devoted to retail business at the end of the District's maximum expenditure period.

7 ADDITIONAL TERRITORY – ANNEXED PROPERTY

All of the properties proposed for inclusion within the District were annexed by the City on or after January 1, 2007. To satisfy the requirements of Section 66.1105(4)(gm)1 Wis. Stats., the City pledges to pay the Town of Cold Springs (Jefferson County) for the next five years an amount equal to the property taxes levied on the annexed properties by the Town at the time of the annexation.

8 A LIST OF ESTIMATED NON-PROJECT COSTS

Anticipated construction by private parties within the proposed TID is not available at this time.

9 PROPOSED CHANGES IN ZONING ORDINANCES

The City of Whitewater anticipates that a portion of the proposed TID will be rezoned prior to development. No other changes in the zoning ordinances are anticipated by the City of Whitewater at this time.

10 PROPOSED CHANGES IN MASTER PLAN, BUILDING CODES AND CITY OF WHITEWATER ORDINANCES

It is expected that this Plan will be complimentary to the City's Master Plan. There are no proposed changes to the building codes or other City of Whitewater ordinances for the implementation of this plan.

11 RELOCATION

No relocation of residents and/or businesses is proposed in conjunction with this Plan.

12 ORDERLY DEVELOPMENT OF THE CITY OF WHITEWATER

Development of the proposed Whitewater Tax Increment District No. 9 will contribute to the orderly development of the City by providing the opportunity for continued growth in tax base, job opportunities, commercial development and housing.

**13 PRELIMINARY PARCEL LIST FOR INCLUSION IN
PROPOSED WHITEWATER TID NO. 8**

TID 8 Equalized Values - Jefferson County

Tax ID	2007 Assessed Value	2007 Equalized Value	Acres	Current Zone
292-0515-3423-002	\$16,300.00	\$14,227.11	54.446	M1
292-0515-3313-000	\$0.00	\$0.00	44.060	M1
292-0515-3314-002	\$0.00	\$0.00	5.500	M1
004-0515-3311-000	\$9,400.00	\$11,004.49	39.023	A
004-0515-2844-000	\$22,600.00	\$11,280.00	40.000	A
004-0515-3314-000	\$5,200.00	\$6,115.45	21.686	A
004-0515-3422-000	\$2,300.00	\$2,726.38	9.668	A
004-0515-3421-000	\$9,400.00	\$10,749.84	38.120	A
004-0515-3424-000	\$5,500.00	\$4,587.01	16.266	A
004-0515-3413-000	\$6,800.00	\$7,050.00	25.000	A
004-0515-3412-000	\$245,600.00	\$10,993.21	38.983	A
004-0515-3414-000	\$5,000.00	\$5,797.92	20.560	A
004-0515-3411-000	\$205,900.00	\$8,333.95	29.553	A
004-0515-2842-000	\$6,500.00	\$7,520.09	26.667	A
004-0515-2841-000	\$9,200.00	\$11,280.00	40.000	A
004-0515-2843-001	\$6,500.00	\$7,519.81	26.666	A
	\$556,200.00	\$119,185.25		

14 MAP SHOWING EXISTING USES AND CONDITIONS

City of Whitewater Tax Increment Finance District 8 Mixed-Use



Legend

Example New TID's	FFO
City of Whitewater	FW
ZoningPoly	
TAG	FWW
A-3	I
AT	M-1
B-1	PCD
B-2	R-1
B-3	R-1x
C-1	R-2
C-2	R-3
	R-4

1,250 625 0 1,250 Feet



Data Source: <http://its.co.jefferson.wi.us>

08.2007

15 MAP IDENTIFYING THE DISTRICT BOUNDARIES

City of Whitewater Tax Increment Finance District 8 Mixed-Use



Legend

- Example New TID's
- City of Whitewater



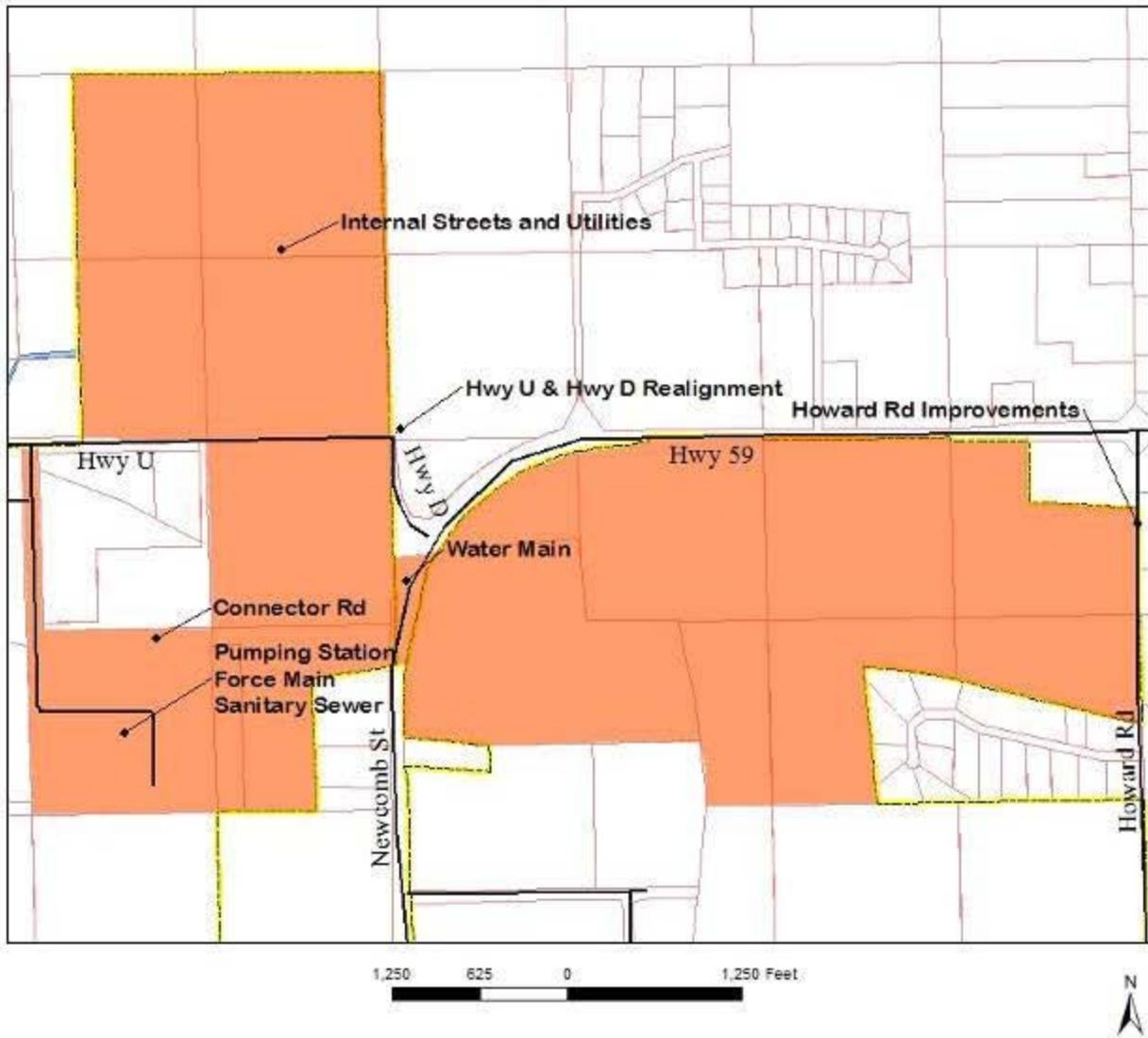
08.2007

Data Source: <http://is.co.jefferson.wi.us>



16 MAP SHOWING PROPOSED PROJECTS & IMPROVEMENTS

City of Whitewater Tax Increment Finance District 8 Mixed-Use



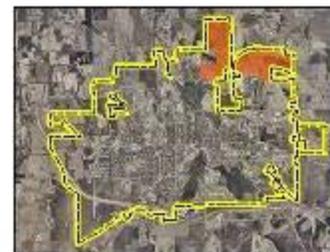
Legend

- Example New TID's
- City of Whitewater



06.2007

Data Source: <http://lis.co.jefferson.wi.us>



**17 OPINION OF ATTORNEY FOR THE CITY ADVISING
WHETHER THE PLAN IS COMPLETE AND COMPLIES
WITH WISCONSIN STATUTES, SECTION 66.1105**

Harrison, Williams,
McDonell & Swatek, LLP
ATTORNEYS AT LAW

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WALLACE K. MCDONELL

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262-473-7906

ANDREW FARR ALLEN
(1946-2003)
DAVID C. WILLIAMS
TIMOTHY P. SWATEK

Offices also in:
Lake Geneva

August 1, 2007

Mr. Kevin Brunner
City Manager
P. O. Box 178
Whitewater, WI 53190

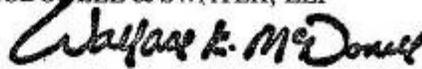
Re: City of Whitewater, Wisconsin, Creation of Tax Incremental District No. 8

Dear Kevin:

As City Attorney for the City of Whitewater, I have reviewed the Project Plan document and various resolutions passed by the City Council, Community Development Authority, and Joint Review Board regarding the amendment of Tax Incremental District No. 8 located in the City. In my opinion, the Project Plan is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

Yours truly,

HARRISON, WILLIAMS,
MCDONELL & SWATEK, LLP



Wallace K. McDonell
(State Bar No. 01008713)

WKM:slm
cc: Mary Nimm



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STATE BAR OF | EXPERT ADVISERS.
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Jefferson County Economic Development Consortium

INVOICE

864 Collins Road, Suite 111
 Jefferson, WI 53549
 Phone (920) 674-8711 Fax (920) 674-7575

DATE:
 July 17, 2012

INVOICE #
 2012 Whitewater

Bill To:
 City of Whitewater

For:
 Consortium Fees

DESCRIPTION	AMOUNT
2012 Consortium Fees	\$ 1,315.00
TOTAL	\$ 1,315.00

Make all checks payable to : Jefferson County Economic Development Consortium
 864 Collins Road, Suite 111
 Jefferson, WI 53549

MAKING CONNECTION.....GIVING DIRECTION