



Whitewater CDA –Board of Directors  
Thursday, May 26, 2016  
**5:00 PM**  
Room 105  
Innovation Center  
1221 Innovation Drive  
Whitewater, WI 53190

**Amended May 25, 2016**  
**Addition of item #2**  
**Addition of item #7 C.**

1. Call to order and roll call.
2. Authorization to waive 72 hour notice requirement to take up item #7.C - Consideration and discussion of release of collateral for Walenton / Learning Depot CDBG -RLF Ed loan
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.*
4. Approval of agenda
5. Approval of Minutes
  - A. April 28, 2016
6. Acceptance of Financial Statements
  - A. April, 2016
  - B. Fund Balances
  - C. Loan Portfolio
7. Adjourn to closed session per Wisconsin State Statutes 19.85(1)(e) "Deliberating or negotiating the purchase of public property, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session".
  - A. Consideration and discussion of a Capital Catalyst Grant request:
    1. Policy Crowd sourcing Platform Development company
  - B. Consideration and discussion of a Capital Catalyst Fund Royalty Investment request:
    1. Policy Crowd sourcing Platform Development
  - C. Consideration and discussion of release of collateral for Walenton / Learning Depot CDBG - RLF Ed loan
  - D. Consideration and discussion of developing a negotiating strategy (including cost options) for contracting of outside legal services.
  - E. Consideration and discussion of a request from Triple J Properties to amend Redevelopment Agreements regarding 155 West Main St. and 151-153 West Main St.
  - F. Update on negotiations with potential retail, manufacturing and other businesses that are considering locating in the City of Whitewater and are requesting City of Whitewater related financial assistance or concessions.
8. Reconvene into open session to take action on closed session items as needed.

9. Consideration and discussion of amending the CDBG Home Rehabilitation Loan process.
10. Consideration and discussion continued participation in the Cooperation Agreement with Waukesha County for the Community Development Block Grant (CDBG) and HOME Investment Partnership Programs.
11. Consideration and discussion of authorizing approval of a Development Agreement with Whitewater Advanced Auto Parts LLC (Whitewater AAP, LLC) for the construction of a new store located at 1184 W. Main St.
12. Consideration and discussion of authorizing recruitment for the Economic Development Specialist - CDA position.
13. Consideration and discussion of selecting a regular meeting night for future CDA meetings.
14. CDA/Staff updates on:
  - A. Grocery store recruitment/marketing study
  - B. Certified Sites program
  - C. Housing Study
  - D. Business Park signage
    1. Authorization to purchase and install signs for sale of vacant lands
15. Future agenda referrals.
16. Adjourn.

*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.*

Future Meetings:

Thursday June 23, 2016  
Thursday July 28, 2016

5:00 PM  
5:00 PM