

Whitewater Community Development Authority
Meeting Minutes
July 20, 2016

1. Call to order and roll call.

The meeting was called to order by Chair Jeffery Knight at 5:05 p.m. The meeting was held at the Innovation Center, Room 105, located at 1221 Innovation Drive, Whitewater, WI 53190

Present: Knight, Allen, Henry, Kachel (5:20), Singer

Absent: Parker, Winship

Also: Patrick Cannon (CDA Executive Director)

2. HEARING OF CITIZEN COMMENTS. *No formal CDA Action will be taken during this meeting although issues raised may become a part of a future agenda. Items on the agenda may not be discussed at this time.*

None

3. Approval of agenda

Motion to approve the Agenda as presented

Allen (1); Henry (2)

Aye: All via voice vote (4)

Nay: None

4. Approval of Minutes

a. **June 22, 2016**

b. **June 29, 2016**

Motion to approve the Minutes for both meetings as presented

Allen (1); Singer (2)

Aye: All via voice vote (4)

Nay: None

5. Acceptance of Financial Statements

a. **June, 2016**

b. **Fund Balances**

c. **Loan Portfolio**

Motion to approve the financial statements as presented

Allen (1); Singer (2)

Aye: All via voice vote (4)

Nay: None

6. 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. **Discussion of the City of Whitewater offering incentives for a grocery store to locate in the City of Whitewater.**

- b. Discussion of purchasing property located at 1260 W. Main St. (old Sentry Grocery Store).
- c. Consideration and discussion of developing a negotiating strategy (including cost options) for contracting of outside legal services.
- d. 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.

Motion was made to move into closed session and allow Patrick Cannon to remain in closed session
Knight (1); Allen (2)

Aye: Allen, Henry, Singer, Knight

Nay: None

5:20 PM Mr. Kachel enters the meeting in closed session.

7. Reconvene into open session to take action on closed session items as needed.

Motion was made to return into open session

Singer (1); Kachel (2)

Aye: All via voice vote (5)

Nay: None

In open session, no action was taken.

8. CDA/Staff updates on:

- a. Grocery store recruitment/marketing study

Staff had no additional updates at this time.

- b. Certified Sites Program

Staff had no additional updates at this time.

- c. Economic Development Specialist - CDA position

It was noted phone interviews are being completed.

- d. Housing Study

Staff will be meeting with Dr. Kashian to further discuss the project.

- e. Business Park signage

Staff is continuing to work on the sign design.

- f. Listing Real Estate Broker agreement

Staff is working with the three Realtors to provide them with the requested information.

9. Future agenda referrals.

None

10. Adjourn.

Motion was made to adjourn at 5:50 PM

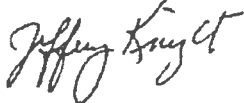
Allen (1); Henry (2)

Aye: All via voice vote (5)

Nay: None

The minutes were reviewed and approved by the CDA at its meeting on August 24, 2016.

Jeffery Knight
Chairperson



Patrick Cannon
Recorder