



Whitewater CDA –Board of Directors
Thursday June 29, 2017
5:30 PM
Room 105
Innovation Center
1221 Innovation Drive
Whitewater, WI 53190

1. Call to order and roll call.
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.*
3. Approval of agenda
4. Approval of Minutes
 - A. May 25, 2017
5. Acceptance of Financial Statements
 - A. May, 2017
 - B. Fund Balances
 - C. Loan Portfolio
6. Presentation regarding CDA Housing Study
7. Discussion and possible action regarding development of a Request for Proposal for economic development advisory services
8. Discussion and possible action regarding development of a Request for Proposals for legal services for CDA Activities
9. Discussion and possible action regarding setting of date for holding Goal Setting session for CDA
10. Discussion and possible action regarding setting a date to hold a Business Climate Forum with the City Council, Plan Commission and CDA
11. Discussion and possible action regarding of Memorandum of Understanding with the City for support staff for CDA operations
12. Discussion and possible action regarding Requirements for Self-certification of Employment for CDBG-RLF Recipients
13. Discussion and possible action regarding Guidelines for CDA Subordination on Economic Development Loans
14. CDA/Staff Updates on Development Activities and Issues:
 - A. Discussion and possible direction regarding Sink Hole on City Owned Land East of Roundabout
15. 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 c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility."

- A. 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.**

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

17. Future agenda referrals.

18. 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.*

Whitewater Community Development Authority
Meeting Minutes
May 25, 2017

1. Call to order and roll call.

The meeting was called to order by CDA staff member Patrick Cannon at 5:03 pm. The meeting was held at the Innovation Center, Room 105, located at 1221 Innovation Drive, Whitewater, WI 53190.

Present: Henry, Kachel, Stanek, Parker, Singer

Absent: Allen

Also: Patrick Cannon (CDA staff), Dave Carlson (CDA Executive Director), Cameron Clapper (City Manager) and Steve Hatton (Director of Finance/Administrative Services)

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.*

- No one from the public wished to comment
- Steve Hatton, Director of Finance and Administrative Services was introduced to the CDA Board

3. Approval of agenda

Motion to approve agenda

Henry(1); Kachel(2)

Aye: All via voice vote (5)

Nay: None

4. Election of Officers for 2017-2018

A. Chair

Nomination of Larry Kachel as Chairperson

Singer (1); Stanek (2)

Aye: All via voice vote (4)

Abstain: Kachel

B. Vice Chair

Nomination of Al Stanek as Vice Chair

Singer (1); Parker (2)

Aye: All via voice vote (4)

Abstain: Stanek

5. CDA appointments to Boards & Committees

A. University Technology Park Board

Nomination of Larry Kachel to the University of Technology Park Board

Henry (1); Parker (2)

Aye: All via voice vote (4)

Abstain: Kachel

B. Seed Capital Screening Committee

Nomination of Al Stanek to the Seed Capital Committee

Kachel (1); Singer (2)

Aye: All via voice vote (4)

Abstain: Stanek

6. Approval of Minutes

A. April 27, 2017

Motion to approve minutes with minor correction for Executive Director's starting salary

Singer (1); Parker (2)

Aye: All via voice vote (5)

Nay: None

7. Acceptance of Financial Statements

A. April, 2017

B. Fund Balances

C. Loan Portfolio

Motion to approve Financial Statements

Henry (1); Stanek (2)

Aye: All via voice vote (5)

Nay: None

8. Presentation regarding CDA Housing Study

The item was postponed as the presenters were unable to attend the meeting.

9. Consideration and discussion of developing a Request for Proposal for economic development advisory services

Council President Singer requested that the CDA draft a Request for Proposals for economic development advisory services. The advisory services would be for a short term duration to assist the new Executive Director is learning the position. While the former Executive Director remains under contract through the end of the calendar year, the Board would like to have these services available if needed.

Staff was directed to draft a Request for Proposals and present it to the Board.

10. Consideration and discussion of developing a Request for Proposals for legal services for CDA Activities

Since the CDA is a separate body politic as per State Statutes, on occasion the CDA will require the use of outside Legal Counsel other than the City Attorney. Therefore, the Board would like to engage the services of an outside firm on a hourly basis to serve as Legal Counsel.

Staff was directed to draft an Request for Proposal for Legal Services.

11. Consideration and discussion of setting date for holding Goal Setting session for CDA

The Board would like to meet and dedicate some time to drafting both long and short term goals for the CDA. Staff was directed to determine a date for this meeting and the possibility of the use of an outside facilitator.

12. Consideration and discussion of setting a date to hold a Business Climate Forum with the City Council, Plan Commission and CDA

The City Council has requested that a joint meeting be held with the Council, Plan Commission and CDA to discuss items with local business owners. Staff was directed to work with the City Manager to determine a date for a meeting.

13. Consideration and discussion of Memorandum of Understanding with the City for support staff for CDA Operations

City Staff MOU will be drafted for the next CDA Meeting.

14. Consideration and discussion of the 2017 Invoice from JCEDC.

At a prior meeting, the CDA Board asked for some additional information on the annual invoice from JCEDC. The concern was the increase in the payment from the prior year.

Staff noted that the increase was due to a rate change by JCEDC. It was noted that the annual assessment rate had not been adjusted for several years. The need for additional funding was a result of the focus change in JCEDC. It was also noted that the population factor used to calculate the invoice showed a lower population than the prior year.

After discussion of the item, the Board moved to authorize that payment of the invoice.

Motion to pay the JCEDC Invoice

Singer(1); Parker(2)

Aye: All via voice vote (5)

Nay: None

15. CDA/Staff updates on:

A. Grocery store recruitment

Carlson is to reach out to Gooseberries in Burlington.

B. Speed limit enforcement near 1002 S. Janesville St.

Traffic count needs to be conducted.

C. Street light placement with WE Energies on S. Janesville St.

16. 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 c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility."

A. 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.

B. Consideration and Discussion for exceeding the loan limits for the Capital Catalyst Fund

C. Consideration and discussion of a TIF #6 funding request by Michael Sina for property located at 1002 S. Janesville St.

Motion was made to move to closed session

Kachel (1); Singer (2)

Aye: Kachel, Henry, Parker, Singer, Stanek

Nay: None

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

Motion was made to move to open session

Singer (1); Parker (2)

Aye: All via voice (5)

Nay: None

No action was taken on the closed session items

18. Future agenda referrals.

Staff was requested to draft a policy on the self certification forms required as part of the CDBG-RLF ED Job Creation loan program. The Department of Administration has requested that CDA draft a policy to insure proper completion of the forms.

19. Adjourn.

Motion was made to adjourn at 8:14 pm

Singer (1); Parker (2)

Aye: All via voice vote (5)

Nay: None

Larry Kachel
Chair

Patrick Cannon
Recorder

910.11105 HOUSING RLF / 131-553	Total Deposit	Debit	910-11600	-	
	Principle	Credit			
	Interest	Credit			
910.11103 UDAG-BUSINESS DEV / 101 127	Total Deposit	Debit	910-11800	-	
Transfer for WEDC Match	Transfer	Credit	910-11800		
Slipstream-LOC	Principle	Credit	910-17002		
	Interest	Credit	910-43001-00		
910.11102 CDBG ECON DEV RLF / 101 020	Total Deposit	Debit	910-11500	8,103.13	
JCIB-JIMMIE'S ITALIAN BEEF	Principle	Credit	910-13032		
	Interest	Credit	910-41027-00		
Sweet Spot	Principle	Credit	910-13012	(577.75)	Oct 2017 ck 995593 <input checked="" type="checkbox"/>
	Interest	Credit	910-41008-00	(65.57)	Oct 2017 ck 995593 <input checked="" type="checkbox"/>
V2 LEAGUE	Principle	Credit	910-13027		
	Interest	Credit	910-41025-00		
MOBILE MESH--LOAN of \$102,510	Principle	Credit	910-13025		
	Interest	Credit	910-41028-00		
Wallenton	Principle	Credit	910-13009	(484.07)	May 2017 pymt 05-03-2017 <input checked="" type="checkbox"/>
	Interest	Credit	910-14013-00	(213.98)	May 2017 pymt 05-03-2017 <input checked="" type="checkbox"/>
	Principle	Credit	910-13009		
	Interest	Credit	910-14013-00		
BikeWise	Principle	Credit	910-13000		
	Interest	Credit	910-41000-00		
	Principle	Credit	910-13000		
	Interest	Credit	910-41000-00		
IButtonLink	Principle	Credit	910-13013	(1,182.86)	May 2017 pymt ck 1695 <input checked="" type="checkbox"/>
	Interest	Credit	910-41024-00	(218.79)	May 2017 pymt ck 1695 <input checked="" type="checkbox"/>
	Principle	Credit	910-13013	(1,186.80)	June 2017 pymt ck 1714 <input checked="" type="checkbox"/>
	Interest	Credit	910-41024-00	(214.85)	June 2017 pymt ck 1714 <input checked="" type="checkbox"/>
960 East Milwaukee, LLC	Principle	Credit	910-13018	(1,174.63)	Oct 2016 pymt ach 05-01-2017 <input checked="" type="checkbox"/>
	Interest	Credit	910-41019-00	(238.38)	Oct 2016 pymt ach 05-01-2017 <input checked="" type="checkbox"/>
	Principle	Credit	910-13018	(1,192.36)	May 2017 pymt ach 05-31-2017 <input checked="" type="checkbox"/>
	Interest	Credit	910-41019-00	(220.65)	May 2017 pymt ach 05-31-2017 <input checked="" type="checkbox"/>
Meeper	Principle	Credit	910-13024		
	Interest	Credit			
Thermodata	Principle	Credit	910-13002	(853.43)	April 2017 pymt ck 1402 <input checked="" type="checkbox"/>
	Interest	Credit	910-41029-00	(279.01)	April 2017 pymt ck 1402 <input checked="" type="checkbox"/>
	Principle	Credit	910-13002		
	Interest	Credit	910-41029-00		
910.11110-CAP CATALYST-ASSOC. BANK	Total Deposit	Debit	910-11900	-	
Transfer for WEDC Match	Transfer	Credit	910-43530		
Slipstream	Principle	Credit	910-15003		
	Interest	Credit	910-43000-00		
Polco	Principle	Debit	910-15013	-	
	Interest	Credit			
Monthly Interest Income					
Econ Development Loan Fund / 101 020	Interest	Debit	910-11500	166.21	May 2017 Interest Income
Econ Development Loan Fund / 101 020	Interest	Credit	910-48102-00	(166.21)	May 2017 Interest Income
Ed Program Admin Fund / 102 023	Interest	Debit	910-11104	8.23	May 2017 Interest Income
Ed Program Admin Fund / 102 023	Interest	Credit	910-48105-00	(8.23)	May 2017 Interest Income
Moraine View Dev Park / 101 282	Interest	Debit	910-11106	1.50	May 2017 Interest Income
Moraine View Dev Park / 101 282	Interest	Credit	910-48106-00	(1.50)	May 2017 Interest Income
CDA IMMA Account / 101 127	Interest	Debit	910-11800	115.26	May 2017 Interest Income
CDA IMMA Account / 101 127	Interest	Credit	910-48101-00	(115.26)	May 2017 Interest Income
CDA Façade Acct / Comm Bk 128 055	Interest	Debit	910-11700	77.21	May 2017 Interest Income
CDA Façade Acct / Comm Bk 128 055	Interest	Credit	910-48103-00	(77.21)	May 2017 Interest Income
CDA Comm Housing / Comm Bk 131 553	Interest	Debit	910-11600	15.56	May 2017 Interest Income
CDA Comm Housing / Comm Bk 131 553	Interest	Credit	910-48104-00	(15.56)	May 2017 Interest Income
Capital Catalyst Fund / Assoc Bk 2173383734	Interest	Debit	910-11600	29.19	May 2017 Interest Income
Capital Catalyst Fund / Assoc Bk 2173383734	Interest	Credit	910-48108-00	(29.19)	May 2017 Interest Income
Capital Catalyst Fund / Assoc Bk 2173383734	Svc Fee	Credit	910-11600		
Capital Catalyst Fund / Assoc Bk 2173383734	Svc Fee	Debit	910-48108-00		
CDA General Fund / 100 722	Interest	Debit	900-11200	10.14	May 2017 Interest Income
CDA General Fund / 100 722	Interest	Credit	900-48100-56	(10.14)	May 2017 Interest Income

**CITY OF WHITEWATER
BALANCE SHEET
MAY 31, 2017**

CDA FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
900-11100 CASH	121,078.29	93,761.60	43,414.22	164,492.51
900-11200 GENERAL CHECKING-1ST-100-722	18,364.36	10.14	40.69	18,405.05
900-11300 INVESTMENTS	210.12	.09	.44	210.56
900-18400 OFFICE EQUIPMENT	6,990.00	.00	.00	6,990.00
900-19000 NET PENSION ASSETS-CDA	(1,825.42)	.00	.00	(1,825.42)
900-19020 DEF OUTFLOW-EXP/ACT-EXP-CDA	308.81	.00	.00	308.81
900-19030 DOR-CHANGES IN ASSUMPTIONS	1,277.15	.00	.00	1,277.15
900-19040 DEF OUTFLOW-EXP/ACT-INC-CDA	7,473.80	.00	.00	7,473.80
900-19060 DEF OUTFLOW-CHANGE-CDA	91.48	.00	.00	91.48
900-19120 CONTRIB AFTER MEASURE DATE-CDA	1,071.46	.00	.00	1,071.46
900-19999 PENSION CLEARING ACCT-CDA	2,872.50	.00	.00	2,872.50
TOTAL ASSETS	157,912.55	93,771.83	43,455.35	201,367.90
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
900-21100 VOUCHERS PAYABLE	11,949.13	.00	(11,949.13)	.00
900-22000 ACCUM DEPR - EQUIPMENT	6,154.95	.00	.00	6,154.95
900-29010 DIR-DIFF BETWEEN EXP & ACT EXP	3,841.57	.00	.00	3,841.57
TOTAL LIABILITIES	21,945.65	.00	(11,949.13)	9,996.52
<u>FUND EQUITY</u>				
900-34300 PROPRIETARY CAPITAL	135,966.90	.00	.00	135,966.90
UNAPPROPRIATED FUND BALANCE:				
900-29010 DIR-DIFF BETWEEN EXP & ACT EXP	3,841.57	.00	.00	3,841.57
REVENUE OVER EXPENDITURES - YTD	.00	93,771.83	55,404.48	55,404.48
BALANCE - CURRENT DATE	3,841.57	93,771.83	55,404.48	59,246.05
TOTAL FUND EQUITY	139,808.47	93,771.83	55,404.48	195,212.95
TOTAL LIABILITIES AND EQUITY	161,754.12	93,771.83	43,455.35	205,209.47

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2017

CDA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
900-48100-56 INTEREST INCOME	10.23	41.13	75.00	33.87	54.8
TOTAL MISCELLANEOUS REVENUE	10.23	41.13	75.00	33.87	54.8
<u>OTHER FINANCING SOURCES</u>					
900-49262-56 TRANSFER-TID #4-ADMINISTRATION	75,000.00	75,000.00	75,000.00	.00	100.0
900-49263-56 TRANSFER-TID #6-ADMINISTRATION	25,000.00	25,000.00	25,000.00	.00	100.0
900-49290-56 CITY TRANSFER INCOME	.00	.00	90,000.00	90,000.00	.0
900-49300-56 FUND BALANCE APPLIED	.00	.00	10,000.00	10,000.00	.0
TOTAL OTHER FINANCING SOURCES	100,000.00	100,000.00	200,000.00	100,000.00	50.0
TOTAL FUND REVENUE	100,010.23	100,041.13	200,075.00	100,033.87	50.0

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2017

CDA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDA</u>					
900-56500-111 SALARIES	.00	.00	45,000.00	45,000.00	.0
900-56500-151 FRINGE BENEFITS	.00	.00	13,500.00	13,500.00	.0
900-56500-210 PROFESSIONAL DEVELOPMENT	770.00	770.00	3,500.00	2,730.00	22.0
900-56500-211 CONSULTANT FEES	4,796.25	21,061.25	90,000.00	68,938.75	23.4
900-56500-212 LEGAL SERVICES	.00	1,665.00	7,000.00	5,335.00	23.8
900-56500-215 PROFESSIONAL SERVICES	.00	1,669.50	.00	(1,669.50)	.0
900-56500-219 AUDIT FEES	.00	.00	3,000.00	3,000.00	.0
900-56500-223 MARKETING	.00	12,503.01	25,000.00	12,496.99	50.0
900-56500-224 COUNTY/REGIONAL ECON DEV	.00	.00	10,000.00	10,000.00	.0
900-56500-310 OFFICE SUPPLIES	59.46	138.47	1,500.00	1,361.53	9.1
900-56500-311 POSTAGE	.00	195.74	400.00	204.26	4.9
900-56500-320 DUES	.00	.00	325.00	325.00	.0
900-56500-323 MARKETING	.00	5,000.00	.00	(5,000.00)	.0
900-56500-330 TRAVEL EXPENSE	280.00	873.33	750.00	(123.33)	116.4
900-56500-341 MISC EXPENSE	332.69	760.35	100.00	(660.35)	760.4
TOTAL CDA	6,238.40	44,636.65	200,075.00	155,438.35	22.3
TOTAL FUND EXPENDITURES	6,238.40	44,636.65	200,075.00	155,438.35	22.3
NET REVENUE OVER EXPENDITURES	93,771.83	55,404.48	.00	(55,404.48)	.0

**CITY OF WHITEWATER
BALANCE SHEET
MAY 31, 2017**

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE	
<u>ASSETS</u>					
910-11104	PROGRAM ADMIN CK-1ST-102-023	14,902.26	8.23	33.03	14,935.29
910-11106	MORAIN VIEW DEV-1ST-101-282	2,713.99	1.50	6.01	2,720.00
910-11500	CDBG-ECON DEV CHK-1ST-101-020	251,898.48	9,550.72	54,557.30	306,455.78
910-11600	CDBG-HOUSING CHK-COMM-131-553	28,528.75	(79,922.32)	746.98	29,275.73
910-11700	FACADE-CHKING-COMM-128-055	144,981.48	77.21	327.63	145,309.11
910-11701	FACADE-CD	25,000.00	.00	.00	25,000.00
910-11800	UDAG-BUS DEV-BUS PARK-101-127	137,512.06	(11,166.12)	68,673.62	206,185.68
910-11900	CAP CAT-ASSOC BK 2173383734	.00	79,967.07	79,967.07	79,967.07
910-13002	CDBG LOAN-THERMODATA-\$100K	86,245.70	(853.43)	(3,396.75)	82,848.95
910-13009	CDBG LOAN-LEARNING DEPOT	67,307.84	(484.07)	(2,404.32)	64,903.52
910-13012	CDBG LOAN-SWEETSPOT-WEST-41360	23,565.58	(577.75)	(3,439.27)	20,126.31
910-13013	CDBG LOAN-IBUTTONLINK	70,330.46	(2,369.66)	(7,061.93)	63,268.53
910-13018	CDBG LOAN-960 E MILWAUKEE LLC	94,166.37	(2,366.99)	(7,106.77)	87,059.60
910-13019	CDBG LOAN-BLACK SHEEP-21,114	6,912.63	.00	(6,912.63)	.00
910-13021	CDBG LOAN-BIKewise-\$62,600	41,006.33	.00	(2,502.11)	38,504.22
910-13022	CDBG LOAN-EDVIEWRATE-\$102,510	102,510.00	.00	.00	102,510.00
910-13024	CDBG LOAN-MEEPER TECH-\$102,510	102,510.00	.00	.00	102,510.00
910-13025	CDBG LOAN-MOBILE MESH-\$102,510	102,510.00	.00	.00	102,510.00
910-13026	CDBG LOAN-SOLOMO-\$102,510	102,510.00	.00	.00	102,510.00
910-13028	CDBG LOAN-V2 LEAGUE-\$51,560	49,962.42	.00	(2,027.12)	47,935.30
910-13029	CDBG LOAN-MOBILE MESH-\$21,710	21,710.00	.00	.00	21,710.00
910-13030	CDBG LOAN-MEEPER-\$82,310	82,310.00	.00	.00	82,310.00
910-13032	CDGB LOAN-JCIB-\$87,894	87,305.85	.00	.00	87,305.85
910-14000	CDBG HOUSING-MO301	8,220.00	.00	.00	8,220.00
910-14001	CDBG HOUSING-A8416	10,203.84	.00	.00	10,203.84
910-14003	CDBG HOUSING-B935	18,420.02	.00	.00	18,420.02
910-14006	CDBG HOUSING-C932	8,062.00	.00	.00	8,062.00
910-14009	CDBG HOUSING-J8802	10,818.00	.00	.00	10,818.00
910-14011	CDBG HOUSING-M8501	11,000.90	.00	.00	11,000.90
910-14013	CDBG HOUSING-P954	11,000.00	.00	.00	11,000.00
910-14016	CDBG HOUSING-V902	12,504.15	.00	.00	12,504.15
910-14018	CDBG HOUSING-C021	15,517.48	.00	(15,517.48)	.00
910-14025	CDBG HOUSING-M0801	18,422.00	.00	.00	18,422.00
910-14026	CDBG HOUSING-B0803-0901	34,448.00	.00	.00	34,448.00
910-14027	CDBG HOUSING-HO #1-2012	12,630.00	.00	.00	12,630.00
910-14030	CDBG HOUSING-HO#13-2016	8,000.00	.00	.00	8,000.00
910-14031	CDBG HOUSING-HO#4	37,795.00	.00	.00	37,795.00
910-14033	CDBG HOUSING-HO#7	25,530.00	.00	.00	25,530.00
910-14037	CDBG HOUSING-HO#11	14,671.00	.00	.00	14,671.00
910-15000	CAP CAT-SLIPSTREAM-\$102,500	102,500.00	.00	.00	102,500.00
910-15001	CAP CAT-ROYALTY-DP ELECT-50K	51,500.00	.00	.00	51,500.00
910-15002	CAP CAT-ROYALTY-BOMBOARD-100K	104,300.00	.00	.00	104,300.00
910-15003	CAP CAT-SLIPSTREAM-\$42,000	42,000.00	.00	.00	42,000.00
910-15004	CAP CAT-MEEPER TECH-\$102,000	102,000.00	.00	.00	102,000.00
910-15005	CAP CAT-SOLOMO-\$102,000	102,000.00	.00	.00	102,000.00
910-15006	CAP CAT-ROYAL-INVENT-27.5K	27,500.00	.00	.00	27,500.00
910-15007	CAP CAT-ROYAL-MOBILE MESH-102K	102,000.00	.00	.00	102,000.00
910-15010	CAP CAT-ROYAL-KALIBER-\$102,500	102,500.00	.00	.00	102,500.00
910-15011	CAP CAT-ROYAL-SCANALYTICS-95K	97,500.00	.00	.00	97,500.00
910-15012	CAP CAT-ROYAL-INVENTALATOR-75K	77,500.00	.00	.00	77,500.00
910-15013	CAP CAT-ROYALTY-POLCO	100,000.00	.00	.00	100,000.00
910-15014	CAP CAT-V2 LEAGUE-\$102,000	102,000.00	.00	.00	102,000.00
910-17000	UDAG-DP EL RECYCLE-34,600	34,600.00	.00	.00	34,600.00
910-17001	UDAG-PINPOINT-\$102,510	90,375.05	.00	(90,375.05)	.00
910-17002	UDAG-SLIPSTREAM-LOC	12,500.00	.00	.00	12,500.00

**CITY OF WHITEWATER
BALANCE SHEET
MAY 31, 2017**

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
910-18000 ADVANCE TO TID #4	750,000.00	.00	.00	750,000.00
910-18350 LAND	275,171.53	.00	.00	275,171.53
910-18360 REAL ESTATE	6,087,994.00	.00	.00	6,087,994.00
TOTAL ASSETS	10,267,583.17	(8,135.61)	63,568.21	10,331,151.38
 <u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
910-22000 ACCUM DEPREC-BUILDING	609,557.47	.00	.00	609,557.47
TOTAL LIABILITIES	609,557.47	.00	.00	609,557.47
 <u>FUND EQUITY</u>				
910-30110 CONTRIBUTED CAPITAL	456,815.37	.00	.00	456,815.37
910-34300 PROPRIETARY CAPITAL	8,564,245.40	.00	.00	8,564,245.40
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	(8,135.61)	63,568.21	63,568.21
BALANCE - CURRENT DATE	.00	(8,135.61)	63,568.21	63,568.21
TOTAL FUND EQUITY	9,658,025.70	(8,135.61)	63,568.21	9,721,593.91
TOTAL LIABILITIES AND EQUITY	10,267,583.17	(8,135.61)	63,568.21	10,331,151.38

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2017

CDA PROGRAMS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>CDGB LOAN REVENUE</u>						
910-41008-00	CDBG INT-SWEETSPOT-\$41,360	65.57	420.65	.00	(420.65)	.0
910-41013-00	CDBG INT-LEARNING DEPOT	213.98	1,085.93	.00	(1,085.93)	.0
910-41019-00	CDBG INT-960 E. MILWAUKEE LLC	459.03	1,371.29	.00	(1,371.29)	.0
910-41021-00	CDBG INT-BLACK SHEEP-1/20/12	.00	23.04	.00	(23.04)	.0
910-41023-00	CDBG INT-BIKewise-\$62,600-4%	.00	666.84	.00	(666.84)	.0
910-41024-00	CDBG INT-IBUTTONLINK	433.64	1,347.97	.00	(1,347.97)	.0
910-41025-00	CDBG INT-V2 LEAGUE-\$51,560	.00	819.23	.00	(819.23)	.0
910-41029-00	CDBG INT-THERMODATA-100K	279.01	1,133.01	.00	(1,133.01)	.0
TOTAL CDGB LOAN REVENUE		1,451.23	6,867.96	.00	(6,867.96)	.0
<u>UDAG LOAN REVENUE</u>						
910-45000-00	UDAG INT-PINPOINT-\$102,510	.00	86.64	.00	(86.64)	.0
TOTAL UDAG LOAN REVENUE		.00	86.64	.00	(86.64)	.0
<u>MISCELLANEOUS REVENUE</u>						
910-48101-00	INTEREST INC-BUS DEV-101 127	115.26	441.00	.00	(441.00)	.0
910-48102-00	INTEREST INC-ECON DEV 101 020	166.21	609.37	.00	(609.37)	.0
910-48103-00	INTEREST INCOME-FACADE	77.21	327.63	.00	(327.63)	.0
910-48104-00	INTEREST INCOME-HOUSING	15.56	58.15	.00	(58.15)	.0
910-48105-00	INTEREST INC-ED DEV 102 023	8.23	33.03	.00	(33.03)	.0
910-48106-00	INT INC-MORAIN VIEW 101 282	1.50	6.01	.00	(6.01)	.0
910-48108-00	INTEREST INCOME-SEED FUND .	29.19	138.42	.00	(138.42)	.0
910-48502-00	CAPCAT-WEDA GRANT	.00	75,000.00	.00	(75,000.00)	.0
TOTAL MISCELLANEOUS REVENUE		413.16	76,613.61	.00	(76,613.61)	.0
TOTAL FUND REVENUE		1,864.39	83,568.21	.00	(83,568.21)	.0

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2017

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>					
910-56500-450 CAPITAL CATALYST-SEED FD GRTS	.00	10,000.00	.00	(10,000.00)	.0
910-56500-525 UDAG GRANTS-BUSINESS DEV	10,000.00	10,000.00	.00	(10,000.00)	.0
TOTAL CDA PROGRAMS	<u>10,000.00</u>	<u>20,000.00</u>	<u>.00</u>	<u>(20,000.00)</u>	<u>.0</u>
TOTAL FUND EXPENDITURES	<u>10,000.00</u>	<u>20,000.00</u>	<u>.00</u>	<u>(20,000.00)</u>	<u>.0</u>
NET REVENUE OVER EXPENDITURES	<u>(8,135.61)</u>	<u>63,568.21</u>	<u>.00</u>	<u>(63,568.21)</u>	<u>.0</u>

ECONOMIC DEV-101-020-CBDG

ACCT #	CLIENT	ORIGINAL LOAN	04/30/2017 BALANCE	PRINCIPAL	INTEREST	TOTAL	05/31/2017 BALANCE	Difference	NOTES
910-13002	Thermodata-New-April 22, 2014	\$102,510.00	\$63,702.38	\$653.43	\$279.01	\$1,132.44	\$82,848.95	\$0.00	
910-13009	Valentini/Learning Depot	\$101,925.00	\$65,387.59	\$484.07	\$213.98	\$698.05	\$64,903.52	\$0.00	
910-13012	Sweetspot-7-28-13-NEW	\$41,360.00	\$20,704.06	\$577.75	\$65.57	\$2,803.32	\$20,126.31	\$0.00	
910-13013	IButton-12/4/2013-new	\$102,544.00	\$65,638.19	\$2,368.66	\$463.64	\$2,803.32	\$63,268.53	\$0.00	
910-13018	960 East Milwaukee	\$204,611.00	\$89,426.69	\$2,368.99	\$459.03	\$2,826.02	\$87,059.60	\$0.00	Loan paid in Full-February 2017
910-13019	Black Sheep-12/20/2012	\$21,114.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
910-13021	Bikewise-12/27/2012	\$62,600.00	\$38,504.22	\$0.00	\$0.00	\$0.00	\$38,504.22	\$0.00	
910-13022	Edviewrate-9/8/2014	\$102,510.00	\$102,510.00	\$0.00	\$0.00	\$0.00	\$102,510.00	\$0.00	Delq.-first payment was due 10/10/15-\$1131.81
910-13024	Meeper Tech-2/12/2015	\$102,510.00	\$102,510.00	\$0.00	\$0.00	\$0.00	\$102,510.00	\$0.00	Delq.-first payment was due 3/12/2016-\$1131.81 plus int-\$4100.40
910-13025	Mobile Mesh-2/12/2015	\$102,510.00	\$102,510.00	\$0.00	\$0.00	\$0.00	\$102,510.00	\$0.00	
910-13026	SoloMo-1/30/2015	\$102,510.00	\$102,510.00	\$0.00	\$0.00	\$0.00	\$102,510.00	\$0.00	
910-13028	V2 League-July 1, 2015	\$51,560.00	\$47,935.30	\$0.00	\$0.00	\$0.00	\$47,935.30	\$0.00	Delq.-first payment due 2/29/2016-\$1131.81 plus int-\$4100.40
910-13029	Mobile Mesh-4/26/2016-New	\$21,710.00	\$21,710.00	\$0.00	\$0.00	\$0.00	\$21,710.00	\$0.00	
910-13030	Meeper-4/26/2016-New	\$82,310.00	\$82,310.00	\$0.00	\$0.00	\$0.00	\$82,310.00	\$0.00	
910-13032	JCIB-New-12/12/2014	\$87,984.00	\$87,305.85	\$0.00	\$0.00	\$0.00	\$87,305.85	\$0.00	JCIB-Out of Business
TOTALS		\$1,290,325.50	\$1,012,664.18	\$6,651.90	\$1,451.23	\$8,103.13	\$1,006,012.28	\$0.00	

UDAG-BUSINESS DEV-101-127

ACCT #	CLIENT	ORIGINAL LOAN	04/30/2017 BALANCE	PRINCIPAL	INTEREST	TOTAL	05/31/2017 BALANCE	Difference	NOTES
910-14393	Pinpoint Software	\$102,510.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Loan paid in Full-February 2017
910-17000	DP Electronic Recycling-3/27/13	\$34,600.00	\$34,600.00	\$0.00	\$0.00	\$0.00	\$34,600.00	\$0.00	Delq.-from May 2014-no payments have ever been received
910-17002	Slipstream-LOC-32K-May 2015	\$12,500.00	\$12,500.00	\$0.00	\$0.00	\$0.00	\$12,500.00	\$0.00	
TOTALS		\$149,610.00	\$47,100.00	\$0.00	\$0.00	\$0.00	\$47,100.00	\$0.00	

CAPITAL CATALYST-ASSOC BANK

ACCT #	CLIENT	ORIGINAL LOAN	04/30/2017 BALANCE	PRINCIPAL	INTEREST	TOTAL	05/31/2017 BALANCE	Difference	NOTES
910-15000	Slipstream-8/29/13	\$102,500.00	\$102,500.00	\$0.00	\$0.00	\$0.00	\$102,500.00	\$0.00	no-int only-loan being renegotiated
910-15001	DP Electronic Recycling-12/4/13-royalty	\$51,500.00	\$51,500.00	\$0.00	\$0.00	\$0.00	\$51,500.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15002	Bombard-12/4/13-royalty invest	\$104,300.00	\$104,300.00	\$0.00	\$0.00	\$0.00	\$104,300.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15003	Slipstream-9/23/2014	\$42,000.00	\$42,000.00	\$0.00	\$0.00	\$0.00	\$42,000.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15004	Meeper Tech-\$102,000-10/20/2014	\$102,000.00	\$102,000.00	\$0.00	\$0.00	\$0.00	\$102,000.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15005	SoloMo Tech-\$102,000-10/20/2014	\$102,000.00	\$102,000.00	\$0.00	\$0.00	\$0.00	\$102,000.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15006	Inventalator-Royalty Dec. 1-2014	\$27,500.00	\$27,500.00	\$0.00	\$0.00	\$0.00	\$27,500.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15007	Mobile Mesh-Royalty Dec. 1-2014	\$102,000.00	\$102,000.00	\$0.00	\$0.00	\$0.00	\$102,000.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15010	Kaliber-Royalty Agreement-July 2015	\$102,500.00	\$102,500.00	\$0.00	\$0.00	\$0.00	\$102,500.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15011	Scanalitics-Royalty Agreement-Oct 2015	\$97,500.00	\$97,500.00	\$0.00	\$0.00	\$0.00	\$97,500.00	\$0.00	annual net revenue royalty-no payments have been received.
910-15012	Inventalator-Royalty Agreement-March 2016	\$77,500.00	\$77,500.00	\$0.00	\$0.00	\$0.00	\$77,500.00	\$0.00	annual net revenue royalty-first payment due October 2016
910-15013	Policy Confluence-POLCO-Royalty -July 2016	\$30,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$100,000.00	\$0.00	First payment due March 2017
910-15014	V2 LEAGUE, LLC -\$102,000-April-2015	\$102,000.00	\$102,000.00	\$0.00	\$0.00	\$0.00	\$102,000.00	\$0.00	Polco 2nd Draw-Loan now \$100,000
TOTALS		\$1,043,300.00	\$1,113,300.00	\$0.00	\$0.00	\$0.00	\$1,113,300.00	\$0.00	annual net revenue royalty-no payments have been received.

Advance to TID #

ACCT #	CLIENT	ORIGINAL LOAN	04/30/2017 BALANCE	PRINCIPAL	INTEREST	TOTAL	05/31/2017 BALANCE	Difference	NOTES
910-18000	TID #4	\$750,000.00	\$750,000.00	\$0.00	\$0.00	\$0.00	\$750,000.00	\$0.00	Y-agreement in process
TOTALS		\$750,000.00	\$750,000.00	\$0.00	\$0.00	\$0.00	\$750,000.00	\$0.00	

HOUSING

ACCT #	CLIENT	ORIGINAL LOAN	04/30/2017 BALANCE	PRINCIPAL	INTEREST	TOTAL	05/31/2017 BALANCE	Difference	NOTES
910-14000	M0301	\$8,220.00	\$8,220.00	\$0.00	\$0.00	\$0.00	\$8,220.00	\$0.00	Current
910-14001	A8416	\$10,203.84	\$10,203.84	\$0.00	\$0.00	\$0.00	\$10,203.84	\$0.00	Loan Type
910-14003	B935	\$18,420.02	\$18,420.02	\$0.00	\$0.00	\$0.00	\$18,420.02	\$0.00	0-deferred
910-14006	C932	\$8,062.00	\$8,062.00	\$0.00	\$0.00	\$0.00	\$8,062.00	\$0.00	0-deferred
910-14009	J8802	\$10,818.00	\$10,818.00	\$0.00	\$0.00	\$0.00	\$10,818.00	\$0.00	0-deferred
910-14011	M8501	\$11,000.90	\$11,000.90	\$0.00	\$0.00	\$0.00	\$11,000.90	\$0.00	0-deferred
910-14013	P954	\$11,000.00	\$11,000.00	\$0.00	\$0.00	\$0.00	\$11,000.00	\$0.00	0-deferred
910-14016	V902	\$12,504.15	\$12,504.15	\$0.00	\$0.00	\$0.00	\$12,504.15	\$0.00	0-deferred
910-14018	C021	\$15,517.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0-deferred
910-14025	M0801	\$18,422.00	\$18,422.00	\$0.00	\$0.00	\$0.00	\$18,422.00	\$0.00	0-deferred
910-14026	B0803-0901	\$34,448.00	\$34,448.00	\$0.00	\$0.00	\$0.00	\$34,448.00	\$0.00	0-deferred
910-14027	HO #1	\$12,630.00	\$12,630.00	\$0.00	\$0.00	\$0.00	\$12,630.00	\$0.00	0-deferred
910-14030	HO #13	\$8,000.00	\$8,000.00	\$0.00	\$0.00	\$0.00	\$8,000.00	\$0.00	0-deferred
910-14031	HO #4	\$37,795.00	\$37,795.00	\$0.00	\$0.00	\$0.00	\$37,795.00	\$0.00	0-deferred
910-14033	HO #7	\$25,515.00	\$25,530.00	\$0.00	\$0.00	\$0.00	\$25,530.00	\$0.00	0-deferred
910-14037	HO #11	\$14,671.00	\$14,671.00	\$0.00	\$0.00	\$0.00	\$14,671.00	\$0.00	0-deferred
TOTALS		\$257,227.39	\$241,724.91	\$0.00	\$0.00	\$0.00	\$241,724.91	\$0.00	

Blue shaded items -must create or maintain jobs

