



Whitewater CDA –MINUTES
Monday, September 26, 2011
4:30 PM – CDA Board of Directors
5:30 PM – North Jefferson Street Discussion
Resume regular business after N. Jefferson Street
1st Floor Community Room
312 W Whitewater Street
Whitewater, WI 53190

1. Call to order and roll call

Jeff Knight called the meeting to order at 4:30PM.

Present: Donna Henry, Larry Kachel, Jeff Knight, Jim Stewart, Patrick Singer (@ 5:101PM)

Absent: Jim Allen, Tom Miller

Others Present: Lynn Binnie, Doug Saubert, Dean Fischer, Kevin Brunner, Mary Nimm, Scott Wilson – Ayres Associates, Scott Harrington – Vandewalle Associates

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 Citizen Comments

3. Approval of the August 29, 2011 Minutes

Jim Stewart motioned to approve the August 29, 2011 minutes. Kachel seconded.

Ayes: Henry, Kachel, Knight, Stewart

Nays: None

Absent: Allen, Miller, Singer

4. NAI MLG Commercial Activity Update and Discussion

John Henderson, Broker, NAI MLG was present and passed out a marketing piece to include the Whitewater Business Park and briefly discussed recent trends in corporate real estate transactions to include the Whitewater Business Park.

5. CDA August 2011 Financials

Saubert explained that there was no unusual activity to report for August.

6. Innovation Center August 2011 Financials

Financials were not provided and removed from the agenda.

7. Discussion and Possible Action on 2012 Budget

Saubert and Brunner proposed that for the 2012 Budget the CDA use \$22,500 from the 910 Programs Budget to cover the funds otherwise once provided for by TID 4. Knight expressed an interest in continuing with TID 4 funding until the time TID 4 expenditure period expires.

8. Discussion on N. Jefferson Street and Starin Road Vacant Parcel(s) /WUP 00033 and /WSS 00060 formerly known as the Alpha Cast Property

Scott Wilson, Ayres Associates provided the CDA with a brief background on the environmental history of the former Alpha Cast property. Wilson also talked about how to move forward with potential redevelopment if the capped Brownfield soils were uncovered. Scott Harrington talked about redevelopment opportunities as they relate to City development plans – the neighborhood plan and the Comprehensive Plan. Shirley Hapka, N Jefferson St, noted that the traffic speed and volume on N Jefferson Street has increased, concern is that many do not stop at the North Street stop sign. Other neighbors talked about the former “city dump” somewhere west of the Alpha Cast Parcel and near the Creek. Discussion was had about the potential for townhouse developments and general response was no townhouses, yes to single family residential. Discussion was had about the potential for a Fire Training Facility on the parcel north of Starin Road and west of Jefferson St. Discussion was had about the potential for a Daycare on this site and response was no, but yes to a city park. Direction was given to get feedback from the Parks and Recreation Board regarding the development of a City Park at this site.

9. Discussion and Possible Action on Relocation of CDA Office

Discussion was had regarding the possible relocation of the CDA offices to the Whitewater University Innovation Center. A subcommittee will be formed, and the topic will go back to the City Council.

10. Discussion and Possible Action on Recruitment Process for CDA Executive Director

The same committee working on item #9 will take the lead in the recruitment process for the CDA Executive Director.

11. Future Agenda Items

Housing Taskforce Update
Spec Building
Joint meeting with CC

Respectfully Submitted,

Mary S Nimm
CDA Coordinator

- 12. Adjourn to closed session at approximately 6:00PM to reconvene at approximately 6:15PM per Wisconsin State Statutes 19.85(1)(c) "considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility"**
- a. Pay for the Executive Director Position**

13. Adjourn