

Whitewater Community Development Authority
Meeting Minutes
November 29, 2012

1. Call to order and roll call

The meeting was called to order by Chair Jeffery Knight at 4:30 p.m. The meeting was held at the Innovation Center, Room 105, 1221 Innovation Drive, Whitewater, WI 53190

Present: Allen, Henry, Kachel, Knight, Meyer, Singer, Winship

Absent: none

Also: Cameron Clapper, Patrick Cannon, Mallory Amann, Robert Young, Alan Lockett

2. Hearing of Citizen Comments

None

3. Approval of the Following Minutes

- a. **October 25, 2012 (Trostel tour)**
- b. **October 25, 2012 (regular meeting)**
- c. **November 14, 2012 (special meeting)**

The minutes were approved as presented.

Allen (1); Kachel (2)

Aye: Allen, Henry, Kachel, Knight, Meyer, Singer, Winship

Nay: None

4. CDA October 2012 Financials

The Financial Statement were presented and discussed. Staff gave a brief update on the loans and receivables.

Motion to accept the September 2012 Financial Statements

Allen (1); Singer (2)

Aye: Allen, Henry, Kachel, Knight, Meyer, Singer, Winship

Nay: None

5. Innovation Center August 2012 Financials

The statements were presented and reviewed by the committee. It was noted that the CDA will take legal action to recover the outstanding payments from Green Energy Holdings LLC.

No action was taken

6. Consideration and discussion of a request from Pangea Studios for CDA participation in the Digital Whitewater project.

Staff noted that a request from Pangea Studios had been received. They are working on a project that completes a digital map of the city. The advantage to the CDA would be that we could include information about potential land sales as part of the project.

Pangea is asking several community groups for a donation of \$1,000 to help fund the project. The city has already pledged a similar amount

A motion was made to authorize up to \$1,000 for funding of the project

Singer (1); Winship

Aye: Allen, Henry, Kachel, Knight, Meyer, Singer, Winship

Nay: None

7. Consideration and discussion of the zoning re-write project being completed by the City.

Staff noted that the City had begun a process to re-write the existing zoning ordinance. However, the process became focused on student housing rather than its original intention of looking at the zoning ordinances regarding business and industry sites.

Council President/CDA Member Singer indicated that at the last City Council meeting, the Council re-directed the focus of the project to solely be that business and industry. They felt that the ordinance was very completed and it needed to be streamlined as much as possible.

The CDA members felt that process needs to be easy for a business to follow and that is a key component in business attraction.

Staff was directed to participate in the re-write process.

8. Consideration and discussion of a Dark Fiber project throughout the City.

CDA Chair Knight gave an overview of the project. The city would like to create a looped system throughout the city to install conduit for fiber optics. The project would allow the City, Schools, University and business to have high speed access. The project will require all these entities to work together on the project.

Several vendors have approached the city and CDA will concept plans. Over the next few months the decision will be made as to how to address this need.

No formal action was taken

9. Consideration and discussion of the cost of filming meetings at the Innovation Center

The CDA Board would like to evaluate the costs and the benefits to being able to broadcast live from the Innovation Center. They felt that it would be a great way to showcase their meetings as well as making it available to businesses to use the service also.

Alan Lockett has estimated the cost for the equipment to be approximately \$24,000 to complete the project. Mr. Lockett outlined the necessary equipment and how the system would work.

The Board noted that they would like to see the funding being shared by the City, CDA, University and the Innovations Center.

The Board would like to continue to research this project with no official action being taken.

10. Adjourn to closed session per Wisconsin State Statute 19.85(1)(e) "Deliberating or negotiating the purchase of public property, the investing of public funds, or conducting other specified public business, wherever competitive or bargaining reasons require a closed session"

- a. **Confidential discussion regarding potential business developments**
- b. **Consideration of a development agreement with DP Electronic recycling**
- c. **Consideration of a request to extend the terms of a loan for Walton Rentals
133-139 Main Street**

Motion to go into closed session as per state statutes

Knight (1); Allen (2)

Aye: Allen, Henry, Kachel, Knight, Meyer, Singer, Winship

Nay: None

11. Return to open session for possible action

Motion to return to open session to take action

Allen (1); Singer (2)

Aye: Allen, Henry, Kachel, Knight, Meyer, Singer, Winship

Nay: None

Motion: To extend the term of the loan agreement with Walton Rentals to ten years. It was also acknowledged that this is a deviation from the policy manual and it will not be considered a precedent setting action.

Winship (1) ; Henry(2)

Aye: Allen, Henry, Kachel, Knight, Meyer, Singer, Winship
Nay: None

12. Future Agenda Items

1. RLF policy with changes from WEDC
2. Downtown economic restructure committee
3. Collaborative marketing

14. Adjournment

A motion was made at 6:40 p.m. to adjourn the meeting

Singer (1); Allen (2)

Aye: All via voice vote
Nay: None

The minutes were reviewed and approved by the CDA at its meeting on:

Jeffery Knight
Chairperson

Patrick Cannon
Recorder