



## MINUTES

Whitewater CDA  
Wednesday, February 15, 2012  
4:30 PM – CDA Board of Directors  
Cravath Lakefront Conference Room  
312 W Whitewater Street  
Whitewater, WI 53190

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### 1. Call to order and roll call

The meeting was called to order at 4:30 p.m. by Chair Miller. Members present: Jim Stewart, Jim Allen, Tom Miller and Jeff Knight. Larry Kachel appeared at 4:40 p.m. and Donna Henry at 5:00 p.m. Excused: Patrick Singer. Others present: Robert Young, Bud Gayhart, Mike Van den Bosch, Dennis Heling, Mitch Simon, Kevin Brunner, and Kristen Fish and Mike Morrissey of Redevelopment Resources.

### 2. Approval of the Agenda

It was then moved by Stewart, seconded by Allen to approve the agenda as posted. Approved.

### 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. Convene to Closed Executive Session Pursuant to Wisconsin State Statute 19.85 (1) (e) to “deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session”.

It was moved by Stewart, seconded by Knight to convene to Closed Executive Session pursuant to Wisconsin State Statute 19.85(1)(e) to “deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session”. Roll call vote. Ayes: Stewart, Allen, Miller, Knight. Noes: None. Absent: Singer, Kachel, Henry.

During the closed executive session Attorney Mitch Simon and Bud Gayhart, as well as City Manager Kevin Brunner, were invited to attend the closed session. During the closed session an economic development loan to DR Plastics was discussed.

It was then moved by Knight, seconded by Allen to reconvene to open session. Roll call vote. Ayes: Stewart, Allen, Miller, Knight, Kachel, Singer. Noes: None. Absent: Singer. The meeting was reconvened to open session at approximately 5:04 p.m.

### 5. Consideration of Approval of Economic Development Loan to DR Plastics

It was moved by Knight, seconded by Kachel to approve an economic development loan to DR Plastics in the amount of \$150,000 to be used toward the purchase of a third converting machine for the firm’s Whitewater operations located on Enterprise Drive in the Whitewater Business Park. This loan is to assist in the creation of eight new jobs. Terms of the loan are as follows: Five year amortization at four per cent interest per annum; one point or one per cent for loan origination fees plus applicable legal costs and bank subordination sufficient to meet SBA requirements. Roll call vote. Ayes: Stewart, Allen, Miller, Knight, Kachel, Henry. Noes: None. Absent: Singer. Motion approved.

### 6. Special CDA Work Session with Kristen Fish and Mike Morrissey of Redevelopment Resources to Review CDA Director Position and Future Direction for CDA Programs and Projects

The CDA then conducted a special work session with Kristen Fish and Mike Morrissey of Redevelopment Resources of Wausau, Wisconsin to review the City CDA Director position as well as the future direction for CDA programs and projects. At the conclusion of the work session, the representatives from Redevelopment Resources were requested to produce a proposal to be reviewed at the CDA’s meeting on

February 27<sup>th</sup> to discuss possible consulting services to be provided to the CDA for the CDA Director position recruitment and selection.

**7. Adjournment**

It was then moved by Knight, seconded by Allen to adjourn. Meeting adjourned at 6:40 p.m.

Respectfully Submitted,

Kevin Brunner  
City Manager/Acting CDA Director

*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.*