

Whitewater Community Development Authority

Meeting Minutes

February 23, 2017

1. Call to order and roll call.

The meeting was called to order by Chair Jeffrey Knight at 5:00 p.m. The meeting was held at the Community Room, Whitewater Municipal Building, located at 312 W Whitewater Street, Whitewater, WI 53190.

Present: Knight, Allen, Henry, Kachel, Parker, Singer

Absent: Winship

Also: Patrick Cannon (CDA Executive Director), Cameron Clapper (City Manager)

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 make a comment.

3. Approval of agenda.

Motion to approve agenda with amending Item #7 to begin directly after Approval of Agenda

Allen (1); Singer (2)

Aye: All via voice vote (6)

Nay: None

4. Approval of minutes. **(Delayed due to Common Council Meeting at 6:30 pm)**

a. January 26, 2017

5. Acceptance of Financial Statements

(Delayed due to Common Council Meeting at 6:30 pm)

6. Presentation and update from Slipstream

(Delayed due to Common Council Meeting at 6:30 pm will be asked back at Future Meeting)

7. 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"; 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. 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 of a Capital Catalyst Fund grant recommendation for Blue Line Battery
- C. Consideration of a Line of Credit request from Slipstream
- D. Consideration and discussion of a request for a TIF #6 economic development incentive for Michael Sina
- E. Consideration and discussion of Candidates for position of Executive Director.

Motion was made to move into closed session:

Knight (1); Singer (2)

Aye: All via voice vote (6)

Nay: None

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

Motion was made to return into open session

Kachel (1); Allen (2)

Aye: All via voice vote (6)

Nay: None

A. Receive approval to make \$10000 grant to Blue Line Battery and authorize an additional \$15000 loan which would be delegated with final authorization from Capital Catalyst Committee.

Motion to approve

Singer (1); Allen (2)

Aye: All via voice vote (6)

Nay: None

B. Authorize an extension of line of credit to Slipstream for \$17,500 with a 30 day notice on call back.

Motion to approve

Singer (1); Parker (2)

Ayes: All via voice vote (5)

Nay: Allen (1)

9. CDA/Staff updates on:

A. Grocery store recruitment

B. Housing Study

- Matt Winden presents Housing Study Results to CDA Committee.

- R2A Rezoning: Reviews Table: Housing prices in Whitewater have declined across the board due to recession. Houses in R2A zone declined at a slower rate than the rest of the city housing. Average houses outside the R2A zone declined at -36% whereas in the R2A zone houses declined at -30%. Houses within the R2A zone are protected at about \$8,000 per house. Whitewater mill rate is .024%. Protected tax dollar is \$206 per house. Homes around the R2A zone values will be higher due to the R2A zone home values.

C. Department of Administration letter regarding CDBG loan program

10. Future agenda referrals.

- Slipstream will be invited back to complete presentation
- Special CDA meeting to do SKYPE interviews in 2 week s

11. Adjourn

Motion was made to adjourn at 6:15 pm

Kachel (1); Singer (2)

Aye: All via voice vote (6)

Nay: None

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

Jeff Knight
Chairperson

Patrick Cannon
Recorder