



Community Development Authority Monthly Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190

*In Person and Virtual

Thursday, June 18, 2026 - 5:30 PM

MINUTES

CALL TO ORDER

The meeting was called to order at 5:30pm.

ROLL CALL

PRESENT

Board Member Jon Kachel
Board Member Joseph Kromholz
Board Member Kelsey Price
Council Representative Orin Artsmith
Board Member Christ Christon
Council Representative Michael M. Smith

ABSENT

Board Member Thayer Coburn

CITY STAFF

Mason Becker, Community Development Director
Ashwini Rao, Economic Development Coordinator

OTHER

Hans Pregler, Right Time Entertainment LLC

CONFLICT OF INTEREST

Would any board member wish to declare any known Conflict of Interest with the items presented on today's CDA Board Agenda?

None

GOOD GOVERNANCE MANUAL

Below is a link to the City of Whitewater's Governance Manual. This document serves as our central guide for operational excellence, outlining our commitment to accountability, transparency, and strategic oversight.

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:752ce1fc-c064-472c-a784-75e9dd11d771>

Please feel free to refer to this manual often.

APPROVAL OF AGENDA

A committee member can choose to remove an item from the agenda or rearrange its order; however, introducing new items to the agenda is not allowed. Any proposed changes require a motion, a second, and approval from the Committee to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.

Motion made by Board Member Kromholz, Seconded by Council Representative Artsmith.
Voting Yea: Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative Artsmith, Board Member Christon, Council Representative M.Smith

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

Motion made by Council Representative Artsmith, Seconded by Board Member Price.
Voting Yea: Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative Artsmith, Board Member Christon, Council Representative M.Smith

1. Approval of May meeting minutes
2. May Dashboard
3. Memo RE: Letter of Intent Received from Anderson Ashton
4. Dec 2025 Financials
5. Jan 2026 Financials
6. Feb 2026 Financials
7. Mar 2026 Financials
8. Apr 2026 Financials
9. May 2026 Financials
10. Dec 2025 Innovation Center Financials
11. Jan 2026 Innovation Center Financials
12. Feb 2026 Innovation Center Financials
13. March 2026 Innovation Center Financials
14. April 2026 Innovation Center Financials
15. May 2026 Innovation Center Financials

HEARING OF CITIZEN COMMENTS

No formal Committee action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Committee discusses that particular item.

To make a comment during this period, or during any agenda item: On a computer or handheld device, locate the controls on your computer to raise your hand. You may need to move your mouse to see these controls. On a traditional telephone, dial *6 to unmute your phone and dial *9 to raise your hand.

None

CONSIDERATIONS / DISCUSSIONS / REPORTS

16. FERC Business Park Report: Discussion and Possible Action
Prof. Russ Kashian presented the Business Park study and answered questions.
17. Innovation Center Leasing Agreement: Discussion and Possible Action
The CDA Board directed staff to continue negotiations on the agreement and present a draft of the final agreement at their next meeting.
18. Strategic Plan: Review and Discussion
Standing item on the agenda for discussion at a later time.

EXECUTIVE SESSION

Adjourn to Closed Session, TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(e) "Deliberating or negotiating 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. Items to be discussed:

Motion made by Board Member Price, Seconded by Council Representative Artsmith.

Voting Yea: Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative Artsmith, Board Member Christon, Council Representative M.Smith

19. Whitewater Cinemas Application for CDA Loan Fund: Discussion and Possible Action
Discussion of Whitewater Cinemas Application for CDA Loan Fund.
20. Jefferson St RFP: Discussion and Possible Action
Discussion of Jefferson St RFP.
21. Settlement and Release Agreement w/ Fine Food Arts LLC & KLD LLC & Daniel Rodriguez:
Discussion and Possible Action
Discussion of Settlement and Release Agreement.
22. Review and Discussions of Future Business and Industrial Land Development Locations

Discussion of Future Business and Industrial Land Development Locations

RECONVENE INTO OPEN SESSION

Motion made by Board Member Kromholz, Seconded by Council Representative Artsmith.

Voting Yea: Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative Artsmith, Board Member Christon, Council Representative M.Smith

1. The CDA moved to approve loan fund request in the amount of \$100,000 to Right Time Entertainment LLC, contingent on closing on the property and approval of SBA loan.

Motion made by Board Member Price, Seconded by Council Representative Artsmith.

Voting Yea: Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative Artsmith, Board Member Christon

Voting Abstaining: Council Representative M.Smith

2. Motion moved to have staff negotiate agreement with Eminent DC to move forward on the project.

Motion made by Board Member Kromholz, Seconded by Council Representative Artsmith.

Voting Yea: Board Member Kromholz, Board Member Price, Council Representative Artsmith, Board Member Christon

Voting Nay: Council Representative M.Smith

Voting Abstaining: Board Member Kachel

3. Motion moved to instruct staff approve the Settlement and Release Agreement w/ Fine Food Arts LLC & KLD LLC & Daniel Rodriguez as presented.

Motion made by Board Member Kromholz, Seconded by Board Member Price.

Voting Yea: Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative Artsmith, Board Member Christon, Council Representative M.Smith

FUTURE AGENDA ITEMS

Delinquent Loans

Downtown Revitalization

ADJOURNMENT

Motion made by Council Representative Artsmith, Seconded by Board Member Kachel.

Voting Yea: Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative Artsmith, Board Member Christon, Council Representative M.Smith