



Community Development Authority Monthly Meeting - 05/21/2026

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

*In Person and Virtual

Thursday, May 21, 2026 - 5:30 PM

MINUTES

CALL TO ORDER

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

ROLL CALL

PRESENT

Board Member Thayer Coburn
Board Member Jon Kachel
Board Member Joseph Kromholz
Board Member Kelsey Price
Board Member Christ Christon
Board Member Mike Smith

ABSENT

Council Representative Orin Artsmith

CITY STAFF

Ashwini Rao, Economic Development Coordinator
Steven Chesebro, City Attorney

OTHER

Greg Johnson, Ehlers
Shane Rudlang, Ehlers
Larry Chapman, Summerset Marine
Michael Grubb, Attorney

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.

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 Board Member Kachel, Seconded by Board Member Price.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Board Member Christon, Board Member Smith.

1. Approval of April meeting minutes
2. April Dashboard
3. Innovation Center and WUTP web accessibility audit

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.

Michael Grubb, Attorney introduced himself and Larry Chapman of Summerset Marine.

CONSIDERATIONS / DISCUSSIONS / REPORTS

4. Elections:
 - 1) Chair
 - 2) Vice Chair

Board member Price moved to elect Board member Kromholz as Chair and Board Member Coburn as Vice Chair. Board member Kachel seconded.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Board Member Christon, Board Member Smith.

5. FERC Business Report: Discussion
Tabled to June 18th CDA meeting.

6. Change order for HM Brandt.: Discussion and possible action

Change order was approved.

Voting Yea: Board Member Coburn, Board Member Kromholz, Board Member Price, Board Member Christon

Voting Nay: Board Member Kachel

Voting Abstaining: Board Member Smith

7. Comprehensive Plan Feedback: Discussion and possible action

Discussion moved to June 18th CDA meeting.

8. Subcommittee for CDA loan funds: Discussion and possible action

Motion to designate Board Member Kachel to serve on the Loan Grant Review Subcommittee, and report back to the CDA.

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

Voting Yea: Board Member Coburn, Board Member Kromholz, Board Member Price, Board Member Christon, Board Member Smith.

Voting Abstaining: Board Member Kachel

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 to move into Executive Session made by made by Board Member Kromholz, Seconded by Board Member Coburn.

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Board Member Christon, Board Member Smith.

9. Becker & Bolton DA amendment: Discussion and possible action

10. Lifetime Manufacturing/Summerset Marine DA: Discussion and possible action

RECONVENE INTO OPEN SESSION

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

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Board Member Christon, Board Member Smith.

FUTURE AGENDA ITEMS

Strategic planning review and discussion

Outstanding loans

ADJOURNMENT

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

Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Board Member Christon, Board Member Smith.

DRAFT