



Community Development Authority

Meeting Date: December 18, 2025

Agenda Item: Review and possible action regarding tax bill for "Wrap & Ship" property

Staff Contact (name, email, phone): Mason Becker, mbecker@whitewater-wi.gov, 262.443.4458

BACKGROUND

(Enter the who, what when, where, why)

Several months ago, the CDA and the city completed a property swap with Faith Tanis Properties, LLC. The CDA took ownership of the former "Wrap & Ship" parcel, located at 116 E Main St, in exchange for a piece of land in the Business Park located at the corner of Bluff Rd and Greenway Ct (Parcel ID /A444200003), where Tanis is currently constructing new commercial contractor buildings.

As part of the settlement statement, the city was paid for a prorated portion of the 2025 property taxes by Tanis. The CDA owes the remainder, which is reflected on the recently received 2025 tax bill. The CDA should pay this bill. For 2026, there should be no property taxes owed, as the CDA is a tax-exempt entity.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- The Common Council and CDA board both previously approved the property swap agreement and a subsequent amendment which clarified the timing and other details of the transaction
- The purchase agreement was signed by both parties on September 26, 2025

FINANCIAL IMPACT

(If none, state N/A)

The \$3,273.99 will be paid from CDA account: 910-56500-408 Rental & Property Expense

STAFF RECOMMENDATION

Staff recommends that the CDA board approve payment of the 2025 tax bill for parcel /BIRW 00001

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- The property tax bill is included
- The Option to Purchase Agreement is attached
- The executed amendment to the property swap is also attached