



Community Development Authority Board of Directors Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Thursday, July 16, 2026 - 5:30 PM

Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone.
Citizen participation is welcome during topic discussion periods.

Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number:
(262) 473-0108.

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/297299448025599?p=LFe5OoXPfVFR8hbzx4>

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MINUTES

CALL TO ORDER

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

CITY STAFF

Mason Becker, Community Development Director
Ashwini Rao, Economic Development Coordinator
Steven Chesebro, City Staff Attorney

ABSENT

Board Member Thayer Coburn

OTHER

Jeffrey Knight, 405 Panther Ct., Whitewater
Brad Ceranske, N9503 Woodward., Whitewater

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 Board Member Price.

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 M.Smith, 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. June meeting minutes
2. June dashboard
3. CDA Annual Report
4. Opportunity Zone Update
5. Business Park's Lot 1B's Request for Proposal

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

6. City Attorney Memo Re: Quorums and Abstaining. Review and discussion
When a topic is raised that members intend to abstain, and the topic is first raised they should note that they will abstain from the topic. If a quorum on the topic is not available, the matter should be tabled until a future meeting where a quorum is anticipated to be available.
7. Legal Updates: Discussion and possible action
The CDA Board instructed Council to have judgement entered and perfected against Slipstream to recover its business assets.
Motion made by Board Member Kromholz, Seconded by Council Representative M.Smith.
Voting Yea: Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative Artsmith, Board Member Christon, Council Representative M.Smith
8. Listing Agreement with Anderson Commercial Group: Discussion and Possible Action
CDA recommends approval of the Exclusive Right to Lease Agreement with Anderson Commercial Group for the Whitewater Innovation Center and authorizes the CDA Executive Director to execute the agreement on behalf of the CDA and City.
Motion made by Council Representative M.Smith, 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

9. Eminent Development Corp. Letter of Intent for Jefferson St. Redevelopment project. Discussion and possible action

CDA approved the Letter of Intent and instructed staff to begin working on a Development Agreement, which will come back to the CDA for future review.

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

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

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:

The CDA Board did not go into Executive Session.

10. Listing Agreement with Anderson Commercial Group: Discussion and Possible Action
No discussion
11. Eminent Development Corp. Letter of Intent for Jefferson St. Redevelopment project. Discussion and possible action
No discussion

RECONVENE INTO OPEN SESSION

FUTURE AGENDA ITEMS

- a) Updates on the listings at the Innovation Center
- b) Analysis of condos vs other housing
- c) Clarification on total cost to the City regarding the Jefferson St project

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