City of WHITEWATER	Community Development Authority
Meeting Date:	August 20, 2026
Agenda Item:	Memo re CDA Loan Fund application Stellar Vintage
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov, 262.443.4458

BACKGROUND

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

The CDA recently received a CDA Loan Fund application from Holly Barnett of Stellar Vintage. The applicant is requesting a CDA loan of $70,500 as part of a larger financing package that would allow the borrower to purchase the current building the store is in and use the apartment above the store as their primary residence.

The borrowers currently have an approval from First Citizen's Bank, have had an appraisal on their property and an estimate of the repairs (roof replacement) that is needed on the property.

Given the importance of retaining existing businesses within the community, the leveraged private investment being made ($5000), and the applicant's commitment to continued operation and expansion of the facility, staff finds that the project generally aligns with the objectives of the CDA Loan Fund.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- N/A

FINANCIAL IMPACT

(If none, state N/A)

- The CDA Loan Fund (formerly the Action Business Development Fund – UDAG) currently has a balance of $711,442.25.
- If approved, the loan would be collateralized with a second position on the property.

STAFF RECOMMENDATION

Staff recommend that the CDA approve the Loan Fund request in the amount of $70,500.00. The terms:

- 4.75% for a period of ten years.
- Formation of the LLC must be completed prior to closing.
- A $5,000 down payment will be required.
- Personal guarantees from the LLC's owners will be necessary.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- CDA Loan Fund application and related documents