



Community Development Authority Monthly Meeting

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

Thursday, April 16, 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
Council Representative Orin O.Smith
Board Member Christ Christon

ABSENT

Council Representative Brian Schanen

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 Coburn, Seconded by Council Representative O.Smith.
Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative O.Smith, Board Member Christon

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 O.Smith, Seconded by Board Member Coburn.
Voting Yea: Board Member Coburn, Board Member Kachel, Board Member Kromholz, Board Member Price, Council Representative O.Smith, Board Member Christon

1. Approval of March meeting minutes
2. March Dashboard
3. Update memo on CDA Annual Report

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

4. Redevelopment Resources Presentation - Discussion
Kristen Fish-Peterson of Redevelopment Resources presented an Economic Base Analysis.

5. Home Renewal Program:
 - a) Review and Approval of Home Renewal Policy
 - b) Review and Approval of Municipal Enforcement Contract

Changes to the Home Renewal Policy were approved.

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

Municipal Enforcement Contract was approved.

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

6. Removal of Deed Restrictions on CDA's Bluff Road Properties - Discussion and Approval

Removal of Deed Restrictions on CDA's Bluff Road Properties was approved.

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

7. Strategic planning - Discussion and Possible Action

CDA suggested we look into a session co-facilitated by WEDA and WEDC. However, before the planning session, the CDA would like a summary of the feedback received as part of the community sessions for Whitewater Forward.

FUTURE AGENDA ITEMS

None

ADJOURNMENT

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