



## CDA Agenda Item

Meeting Date:	January 10 <sup>th</sup> , 2025
Agenda Item:	Future of Downtown CDA owned Buildings
Staff Contact (name, email, phone):	Taylor Zeinert <a href="mailto:tzeinert@whitewater-wi.gov">tzeinert@whitewater-wi.gov</a> 262-473-0148

### BACKGROUND

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

#### Executive Summary:

In 2023 and 2024 the CDA purchased several buildings located outside or in our downtown area. As we move into 2025 ED Zeinert is looking for confirmation of the suggested projects and guidance regarding what the board would like to see at the 116 E Main Street and 126 N Jefferson Street area.

#### More Information:

##### Property Overview and Suggestions

##### 108 W Main Street (Old Baker Building)

- Current Status: Approved the RFP for demolition in 2024.
- Suggested Use: Local VFW chapter has expressed interest in creating a veteran's memorial. This could provide a meaningful community feature and honor local veterans.

##### 126 E Main Street (Old Henry Building)

- Current Status: Approved the RFP for demolition in 2024.
- Suggested Use: Habitat for Humanity of Walworth County has proposed developing 2-3 homes on this site if the land is gifted to them. This aligns with community housing needs and could be opened to other developers for similar projects if necessary.

##### 126 N Jefferson Street (Old Culligan Building) and 116 E Main Street (Wrap and Ship)

- Current Status: 126 N Jefferson is approved for demolition; 116 E Main is not.
- Considerations: Gro Co has expressed renewed interest in using this lot for a grocery store, contingent on addressing previous financial and infrastructure concerns (e.g., relocating a sewer line). These parcels require a clear vision from the CDA to pursue viable development opportunities.

#### Next Steps for Discussion:

1. Feedback on Proposed Uses:
    - Does the CDA support gifting 126 E Main Street to Habitat for Humanity, or should alternative developers be considered?
    - Is the veteran's memorial an appropriate use for 108 W Main Street?
  2. Vision for 126 N Jefferson Street and 116 E Main Street:
    - What priorities should guide the development of these parcels?
    - Should Gro Co's renewed interest be revisited, or are alternative uses preferred?
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3. Engagement with Stakeholders:

- Once the CDA solidifies its vision, staff will connect with potential developers or partners to pursue identified opportunities.

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PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

The CDA purchased various properties in 2023 and 2024

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FINANCIAL IMPACT

(If none, state N/A)

N/A

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STAFF RECOMMENDATION

Staff recommends that the CDA gives feedback on the suggested future of each of the parcels.

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ATTACHMENT(S) INCLUDED

(If none, state N/A)

-Exterior of the each of the buildings owned by the CDA