



Community Development Authority

Meeting Date: January 15, 2026

Agenda Item: Memo regarding status of CDA-owned parcels BIRW 00003A, BIRW 00002, & BIRW 00001 on Jefferson St

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, which adjoins other land already owned by the CDA, 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.

City staff have been having internal discussions regarding the property. The current building is small, and unlikely to attract significant interest from potential commercial tenants. At the same time, the site is well positioned on the edge of the city's downtown, and could make for an attractive site for a redevelopment project.

The Community Development Department has begun soliciting bids for possible demo of the building. It is likely that a selected bid will come to the CDA board for approval at a future meeting.

The city has also engaged with Redevelopment Resources to evaluate the site, in order to make an informed opinion on likely future "highest and best use" of the site. After that recommendation is made, city staff intend to solicit Requests for Proposal from appropriate private developers.

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)

None immediately. Costs of site demo and other work are to be determined.

STAFF RECOMMENDATION

This memo is for information only. No action is needed at this time.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- A GIS map showing the current property is attached