



Community Development Authority Board of Directors

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

Thursday, February 19, 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
Council Representative Brian Schanen

CITY STAFF

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

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?

Council Representative Brian Schanen recused himself from Item Number 8: Review and discussion of Open Records Request for Closed session meeting minutes (October 2025)

Board Member Kelsey Price clarified that she is recused from the Ethics Committee due to her participation on the CDA Board.

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://mccmeetingsystem.blob.core.usgovcloudapi.net/session-1145bc051c5b485b9d35d2eb0a5a9e58-read/Governance%20Manual%202024-06-18.pdf?sv=2021-06-08&st=2026-02-05T20%3A23%3A05Z&se=2026-02-05T20%3A53%3A05Z&sr=b&sp=racwdl&sig=PprMOxir4DmqWg3F0%2Fqd3um08BK1ONHkxRRt8qqksis%3D>

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, Council Representative Schanen

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 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, Council Representative Schanen

1. Approval of January Minutes
2. Community Development Dashboard
3. Memo regarding TIF Requests
4. Update on Habitat for Humanity project
5. Update on Innovation Center

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.

Mr. Jeffrey Knight of 405 Panther Ct, Whitewater, WI 53190, provided comments on TIF and its impact on taxpayers.

CONSIDERATIONS / DISCUSSIONS / REPORTS

6. DPA loan applicant(s) discussion and approval(s)

a. Down Payment Assistance Loan Application, 815 E North St

b. Down Payment Assistance Loan Application, 202 W North St

Motion made by Board Member Coburn to approve.

Seconded by Council Representative Schanen.

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

7. Demo quote for 116 E Main St.

Community Development Director, Mason Becker provided an update regarding the quotes received for demolition of 116 E Main St.

Motion made by Council Representative Schanen to approve the award of contract for demolition in the amount of \$34,277.00 to HM Brand. Seconded by Board Member Kromholz.

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

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:

Motion made by Board Member Coburn, Seconded by Council Representative Schanen.

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

8. Review and discussion of Open Records Request for Closed session meeting minutes (October 2025)

9. Update on Becker & Bolton

10. Update on Fine Food Arts

11. Update on Royal Hounds

12. Review and Discussion of 136 N. Jefferson St
13. Review and discussion of Stonehaven DA progress

RECONVENE INTO OPEN SESSION

Motion made by Council Representative Schanen, 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, Council Representative Schanen

FUTURE AGENDA ITEMS

ADJOURNMENT

Motion made by Board Member Kromholz, 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, Council Representative Schanen