

MEMORANDUM

To: U.S. Economic Development Administration – Chicago Regional Office

From: City of Whitewater, Wisconsin

Date: December 22, 2025

Subject: Summary Overview – Request for EDA Review and Guidance on Innovation Center Use Modification

Purpose of Submission

This memorandum accompanies the City of Whitewater's formal letter requesting EDA review and confirmation regarding a potential lease for the Whitewater Innovation Center and clarification regarding the feasibility of a potential future sale of the property.

Project Summary

- Facility: Whitewater Innovation Center, 1221 Innovation Drive, Whitewater, WI 53190
- EDA Project No.: 06-01-05479
- Ownership: City of Whitewater.
- Proposed Lessee: Whitewater Early Childhood Education and Childcare Center (WECEC)
- Lessee's Proposed Use: Remodel a portion of the Innovation Center for an Early Childhood Education Center operated by WECEC Center, Inc..
- Funding: Fully covered through separate grants and private donations.

EDA Actions Requested

1. Approval of Partial Remodel: Confirmation that the proposed childcare and education use qualifies as consistent with EDA's economic development mission under 2 C.F.R. § 200.311(d)(1).
2. Clarification Regarding Potential Sale: Guidance on whether a sale of the Innovation Center to a nonprofit entity would be permissible, and whether continued adherence to economic development objectives could avoid repayment under § 200.311(d)(2).

Rationale and Benefits

- Expands the Innovation Center's role in workforce development and family support.
- Provides training opportunities for future educators.
- Improves regional labor force participation by increasing childcare access near several major local employers.
- Sustains the Innovation Center's function as an innovation-based community asset.

Requested Follow-Up

The City requests a formal written response, in-person meeting, or scheduled call with EDA staff to confirm procedural requirements and documentation needed for compliance. We hope to proceed with formal EDA consideration within the coming months.

Prepared by:

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