Community Development Authority Meeting - 11/19/2026

Rm 105A,Whitewater University Innovation Center, 1221 Innovation Dr, Whitewater, WI 53190 *In Person and Virtual

Thursday, November 19, 2026 - 5:30 PM

Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone. Citizen participation is welcome during topic discussion periods.

Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: (262) 473-0108.

Microsoft Teams meeting

Join: https://teams.microsoft.com/meet/2819577500876954?p=JEelmQU9KXeL0fqYit

Meeting ID: 281 957 750 087 695 4

Passcode: sN3sR2ks

Need help? | System reference

Dial in by phone

+1 929-229-5663,,546310070# United States, New York City

Find a local number

Phone conference ID: 546 310 070#

For organizers: Meeting options | Reset dial-in PIN

AGENDA

CALL TO ORDER

ROLL CALL

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?

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.

CONSENT AGENDA
Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

1. October Meeting Minutes
2. October Dashboard
3. Financials
4. Lot 9B Offer To Purchase

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.

CONSIDERATIONS / DISCUSSIONS / REPORTS

Announcement: The CDA Board will take a tour of the building following adjournment of this meeting. No action will be taken.

5. Community Development Department Strategy Presentation
6. Discussion and possible action: Down Payment Assistance Loans
   a. Nicci Erdmann, 218 E Main St
   b. Jeremy Koch, 342 N. Jefferson St

c. Colton M Travis, 906 E Milwaukee St

d. Edith Flores, 1266 E Bluff Road

7. Discussion and possible action: Home Renewal Loan Application for 630 S Wisconsin St

8. Innovation Center Tour

The CDA Board will take a tour of the building following adjournment of this meeting. No action will be taken.

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:

9. Discussion and possible action: Howard Rd Option to Purchase

RECONVENE INTO OPEN SESSION

FUTURE AGENDA ITEMS

ADJOURNMENT

A quorum of the Common Council may be present. This notice is given to inform the public that no formal action will be taken at this meeting.

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting.

Community Development Authority Board of Directors (10/15/2026)

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

Thursday, October 15, 2026 - 5:30 PM

MINUTES

CALL TO ORDER

Meeting was called to order at 5:30 p.m

ROLL CALL

PRESENT
Board Member Joseph Kromholz
Board Member Kelsey Price
Board Member Christ Christon
Council Representative Michael Smith

ABSENT
Board Member Thayer Coburn
Board Member Jon Kachel
Council Representative Orin Artsmith

CITY STAFF
Mason Becker, Community Development Director
Ashwini Rao, Economic Development Coordinator

OTHER
Tim Vandeville, Jr., Stonehaven Development

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

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https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:752ce1fc-c064-472c-a784-75e9dd11d771

DRAFT

Please feel free to refer to this manual often.

The chair noted that the Good Governance Manual was available.

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.

A motion was made to move agenda item 7 (Stonehaven Development Project) to follow item 9.

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

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 Kromholz, Seconded by Council Representative Smith.

Voting Yea: Board Member Kromholz, Board Member Price, Board Member Christon, Council Representative Smith

1. September meeting minutes
2. Monthly Dashboard
3. September Financials
4. Howard Road Land Appraisal and Option Update
5. Update on City and CDA properties for sale

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

6. Discussion and possible action Re: Bowers House Development Agreement for Redevelopment Project at 183-187 W Main St.

   Staff presented the proposed development agreement for redevelopment of the long-vacant Bowers House property. Brian Whipple of Whipple Contracting LLC has the property under contract. The proposal includes first-floor commercial space, ten market-rate rental apartments on upper floors, and one ADA-accessible first-floor unit. Staff reported that Common Council had previously authorized an application for a Wisconsin Economic Development Corporation Community Development Investment grant. The developer requested a pay-as-you-go tax increment financing reimbursement of up to $90,000 for a required sprinkler system; a contractor quote was just under $70,000. Staff stated Ehlers reviewed the request and considered it justified, representing approximately 3.5% of total construction cost. Reimbursement would be funded by increment generated by the project within TID 12. A motion was made and seconded to recommend approval of the development agreement to Common Council.

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

7. Review and discussion Re: Stonehaven Development project

   Staff reported that the Stonehaven development, approved by Common Council in April, will consist of 14 single-family homes along East Bluff Road. Staff estimated the prior base value at approximately $144,000 and projected assessed value at full buildout above $4.6 million. Staff reported the project was on or ahead of schedule and costs were as expected or lower. Tim Vandeville Jr. of Stonehaven Development reported three homes closed and occupied, a fourth completed and back under contract following a financing issue, and construction begun on the next four homes, with two excavations underway and completion targeted around December–January. Two future homes were under contract. He stated construction costs were under budget, permitting added buyer value and closing-cost credits. Members thanked the developer. This item was informational; no action was taken.

8. Discussion and possible action Re: Down Payment Assistance Application for 421 S. Whiton St

   Staff presented a $25,000 down payment assistance loan application for purchase of a single-family residence at 421 S. Whiton Street. Staff clarified that the promissory note, mortgage, and subordination agreement included in the packet were drafts and would be executed following approval, typically at closing. A motion was made and seconded to approve $25,000 in assistance subject to the promissory note and other program requirements.

   Motion made by Council Representative Smith, Seconded by Board Member Kromholz.

   Voting Yea: Board Member Kromholz, Board Member Price, Board Member Christon, Council Representative Smith

9. Discussion and Possible Action Re: CDA Representative to Innovation Center Advisory Panel

Staff explained that the Innovation Center Advisory Panel was established in 2024 under a memorandum of understanding between the City and UW–Whitewater. Thayer Coburn had requested to step down as the CDA representative. The panel meets quarterly, typically on a Tuesday morning, and advises on Innovation Center operations without directly managing the facility or leases. Staff indicated meeting times could be adjusted and remote participation accommodated. Kelsey Price expressed willingness to serve. A motion was made and seconded to appoint Kelsey Price as CDA representative to the Innovation Center Advisory Panel.

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

FUTURE AGENDA ITEMS

Staff announced that the November 19 meeting would be held at the Innovation Center in conference room 105 and that the location would be included on the meeting notice. The chair indicated he expected to be absent.

ADJOURNMENT

Motion made by Board Member Kromholz, Seconded by Council Representative Smith.

Voting Yea: Board Member Kromholz, Board Member Price, Board Member Christon, Council Representative Smith

Community Development Monthly Report

OCTOBER 2026

Response Time

- Permit processing: 7 business days
- Non-Compliant Cases: 19
- Quarter 4:
  - 57.89% (< 15 days)
  - 47.37% (15-30 days)
  - 0% (31-60 days)
  - 0% (> 61 days)

Monthly Contacts
207

Total Contacts
1,614

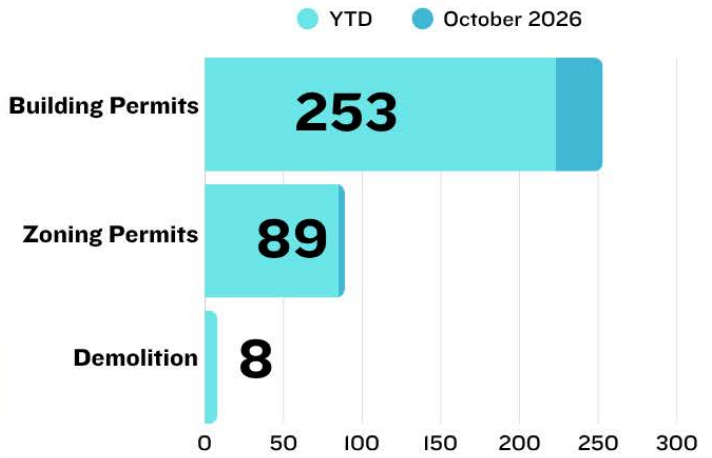
New Construction
41

Strategic activity

Presentations & Special meetings etc:

- Attended Thrive ED annual meeting in Johnson Creek
- Held 2nd Downtown Activation Initiative Open House
- Reviewed new CDA Loan Fund business application

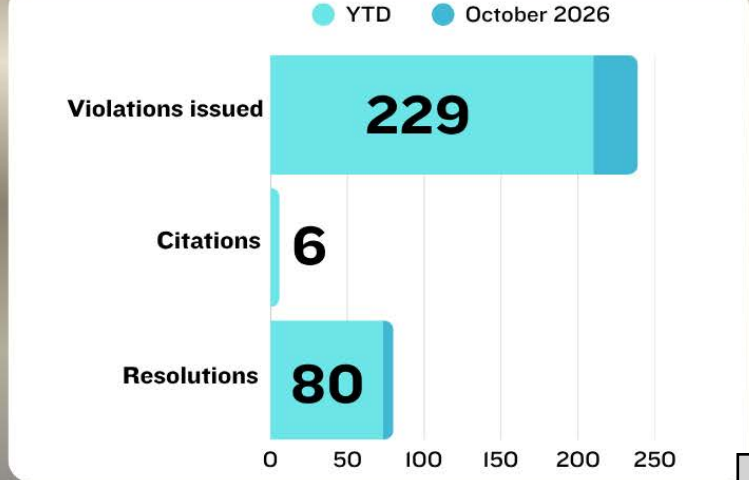
Permits



City of Whitewater Community Development

Local Impact:
Down payment assistance: 7 households / $175,000 YTD

Enforcement/Outcome



Bank Account Reconciliations

Account Name	CDA Operating	Loan Checking	Grant Checking	Façade Checking	CDBG Housing
Fund Account Number	Fund 900	Fund 910 xxx-127	Fund 911 xxx-128	Fund 910 xxx-442	Fund 910 xxx-450
Bank	1st Citizens	1st Citizens	1st Citizens	1st Citizens	1st Citizens
Interest Rate	3.76%	3.76%	3.76%	3.76%	3.76%
GL Account Number(s)	900-11100	910-11800	910-11801	910-11702	910-11600
GL Balance as of:					
11/30/2025	6,732.53	173,980.13	419,843.62	42,237.25	8,750.76
12/31/2025	13,125.17	294,597.05	419,843.62	44,816.44	8,782.80
01/31/2026	-27,643.08	719,544.78	0.00	47,382.35	8,810.62
02/28/2026	-50,482.77	721,689.79	0.00	49,940.62	8,835.77
03/31/2026	-70,696.49	716,722.41	0.00	52,526.63	8,864.43
04/30/2026	-90,073.97	705,866.44	0.00	55,109.91	0.00
05/31/2026	-117,343.12	711,442.25	0.00	57,694.59	0.00
06/30/2026	-143,351.91	712,547.67	0.00	60,302.76	0.00
07/31/2026	-171,719.78	661,895.85	0.00	62,914.26	0.00
08/31/2026	-61,859.33	595,687.44	0.00	65,534.13	0.00
09/30/2026	67,361.01	599,053.88	142,387.62	68,155.93	0.00
10/31/2026	42,274.11	605,064.39	142,387.62	81,373.39	0.00
Outstanding items					
Current Bank Balance	42,274.11	747,452.01		81,373.39	0.00
Difference:	0.00	0.00		0.00	0.00

Monthly GL bank balances may not agree with the actual month end bank account balances due to outstanding items.

Oct 2026 Interest Income	GL #	Amount	Desc
LOAN FUND-FRST CITZNS-XXX127	910-11800	2,318.81	Oct 2026 Interest Income
FACADE CKING-1ST CIT- XXX442	910-11702	222.23	Oct 2026 Interest Income
INTEREST INCOME-ACTION FUND	910-48109-00	(2,318.81)	Oct 2026 Interest Income
INTEREST INCOME-FACADE	910-48103-00	(222.23)	Oct 2026 Interest Income

CDA Monthly Bank Entries

ACTION-BUS DEV-BUS PARK-XXX127	Total Deposit	Credit	910-11800	3,901.70	
PAUQUETTE CENTER LOAN RECV	Principal	Credit	910-13500	(1,289.52)	10/02/2026 ACH PAYMENT
ACTION-SAFEPRO TECH $100K	Principal	Credit	910-13509	(1,275.00)	10/23/2026 ACH PAYMENT
INT INC-ACTION-SAFEPRO $100K	Interest	Credit	910-46008-00	(198.00)	10/23/2026 ACH PAYMENT
STELLAR VINTAGE-$70,500.00	Principal	Credit	910-13513	(460.12)	10/1/2026 ACH PAYMENT
STELLAR VINTAGE-$70,500.00	Interest	Credit	910-46013-00	(279.06)	10/1/2026 ACH PAYMENT
SAFEPRO TECH- $106,794	Interest	Credit	910-46012-00	(400.00)	10/13/2026 ACH PAYMENT

FACADE CKING-1ST CIT- XXX442	Total Deposit	Credit	910-11702	12,965.23	
FACADE-BOWERS HOUSE LLC $50K	Principal	Credit	910-16008	(12,647.68)	10/26/2026 ACH PAYMENT
FACADE INT-BOWER'S HOUSE $50K	Interest	Credit	910-44005-00	(14.56)	10/26/2026 ACH PAYMENT
FACADE-SHABANI INV LLC $50K	Principal	Credit	910-16009	(149.14)	10/14/2026 ACH PAYMENT
FACADE INT-SHABANI INV LLC 50K	Interest	Credit	910-44006-00	(153.85)	10/14/2026 ACH PAYMENT

		GL #	Amount	Description
LEGAL/PROFESSIONAL/MARKETING	Debit	910-56500-212	$210.00	Slipstream Legal Svcs
ACTION-BUS DEV-BUS PARK-XXX127	Credit	910-11800	($210.00)	ACTION FUND Oct 2026
ADMINISTRATION FEE--LOANS	Credit	910-48680-00	($30.00)	Bowers House Mortgage satisfaction recording fee collected
ACTION-BUS DEV-BUS PARK-XXX127	Credit	910-11800	$30.00	ACTION FUND Oct 2026

Report Criteria:
Report type: GL detail
Invoice Detail.GL account = 9001000000-90099999999,9101000000-91099999999

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
900									
10/26	10/15/2026	101138	4196	QUADIENT FINANCE USA INC		4Q26 MACHINE LEASE/FEES	SEP 2026	900-56500-310	9.08
10/26	10/22/2026	101154	291	GORDON FLESCH CO INC		SEP 2026 COPIES CHARGE	IN15806511	900-56500-310	16.76
10/26	10/21/2026	900200	8487	US BANK		WEDA Fall Best Practices Conference	Oct 2026	900-56500-330	315.54
10/26	10/21/2026	900200	8487	US BANK		Tax refund for WEDA Fall Best Practices Conference.	Oct 2026	900-56500-330	37.54-
Total 900:									303.84
Grand Totals:									303.84

M = Manual Check, V = Void Check

Loan Balances

ACTION FUND ACCT #	CLIENT	Origination Date	ORIGINAL LOAN	08/31/2026 BALANCE	PRINCIPAL	INTEREST	10/31/2026 BALANCE	Legal Costs*	Amount Written Off	NOTES
910-13500	PAUQUETTE CENTER LOAN RECV	11/04/2020	$158,320.00	$69,343.12	1,289.52	0.00	$68,053.60			Current
910-13513	ACTION-STELLAR VINTAGE $70,500	07/01/2016	$41,294.63	$70,500.00	460.12	279.06	$70,039.88			Current
910-13508	ACTION-FINE FOOD ARTS $30,000	12/29/2021	$30,000.00	$30,000.00	0.00	0.00	$30,000.00	$34,164.57		In Default/Not in business
910-13509	ACTION-SAFEPRO TECH $100K	04/11/2022	$104,360.00	$59,441.30	1,275.00	198.00	$58,166.30			Current
910-13511	ACTION-EDGERTON HOSPITAL-$140K	05/29/2025	$140,000.00	$140,000.00	0.00	0.00	$140,000.00	$1,378.00		Current/Deferral
910-17002	UDAG-SLIPSTREAM-LOC	05/26/2015	$12,500.00	$12,500.00	0.00	0.00	$12,500.00			In Default/Strive On-Still in Business
910-13512	ACTION-SAFEPRO TECH $106,794	08/05/2025	$106,794.00	$106,794.00	0.00	400.00	$106,794.00	$9,455.50		Behind on Interest Payments
	TOTALS		**$593,268.63**	**$488,578.42**	**$3,024.64**	**$877.06**	**$485,553.78**	**$44,998.07**	**$0.00**	
910-13999	ACTION LOAN-LOAN LOSS RESERVE			($30,000.00)	0.00	0.00	($30,000.00)			
910-17999	UDAG-LOAN LOSS RESERVE			($12,500.00)	0.00	0.00	($12,500.00)			

FAÇADE LOAN ACCT #	CLIENT	Origination Date	ORIGINAL LOAN	08/31/2026 BALANCE	PRINCIPAL	INTEREST	10/31/2026 BALANCE	Legal Costs*	Amount Written Off	NOTES
910-16008	FACADE-BOWERS HOUSE LLC $50K	04/11/2022	75,000.00	12,647.68	12,647.68	14.56	-			**PAID OFF 10/26/2026**
910-16009	FACADE-SHABANI INV LLC $50K	06/14/2024	50,000.00	46,155.24	149.14	153.85	46,006.10			Current
	TOTALS		**$ 75,000.00**	**$ 12,647.68**	**$12,647.68**	**$ 14.56**	**$ -**	**$0.00**		

CAPITAL CATALYST ACCT #	CLIENT	Origination Date	ORIGINAL LOAN	08/31/2026 BALANCE	PRINCIPAL	INTEREST	10/31/2026 BALANCE	Legal Costs*	Amount Written Off	NOTES
910-15000	CAP CAT-SLIPSTREAM-$102,500	08/29/2013	$102,500.00	$102,500.00	0.00	0.00	$102,500.00	$14,110.03		interest only-last payment received 10/31/2016
910-15003	CAP CAT-SLIPSTREAM-$42,000	09/23/2014	$42,000.00	$42,000.00	0.00	0.00	$42,000.00			annual net revenue royalty-no payments have been received.
	TOTALS		**$144,500.00**	**$144,500.00**	**$0.00**	**$0.00**	**$144,500.00**	**$14,110.03**	**$0.00**	
910-15999	CAP CAT-LOAN LOSS RESERVE			$0.00						

Legal Costs are 2023 to Current

HOUSING ACCT #	CLIENT	ORIGINAL LOAN	08/31/2026 BALANCE	PRINCIPAL	INTEREST	10/31/2026 BALANCE
910-14000	CDBG HOUSING-MO301	$8,220.00	$8,220.00	0.00	0.00	$8,220.00
910-14001	CDBG HOUSING-A8416	$10,203.84	$10,203.84	0.00	0.00	$10,203.84
910-14003	CDBG HOUSING-B935	$18,420.02	$18,420.02	0.00	0.00	$18,420.02
910-14006	CDBG HOUSING-C932	$8,062.00	$8,062.00	0.00	0.00	$8,062.00
910-14009	CDBG HOUSING-J8802	$10,818.00	$10,818.00	0.00	0.00	$10,818.00
910-14011	CDBG HOUSING-M8501	$11,000.90	$11,000.90	0.00	0.00	$11,000.90
910-14013	CDBG HOUSING-P954	$11,000.00	$11,000.00	0.00	0.00	$11,000.00
910-14016	CDBG HOUSING-V902	$12,504.15	$12,504.15	0.00	0.00	$12,504.15
910-14025	CDBG HOUSING-M0801	$18,422.00	$18,422.00	0.00	0.00	$18,422.00
910-14026	CDBG HOUSING-B0803-0901	$34,448.00	$34,448.00	0.00	0.00	$34,448.00
910-14030	CDBG HOUSING-HO#13-2016	$8,000.00	$8,000.00	0.00	0.00	$8,000.00
910-14031	CDBG HOUSING-HO#4	$37,795.00	$37,795.00	0.00	0.00	$37,795.00
910-14038	CDBG HOUSING-HO#14	$14,671.00	$18,000.00	0.00	0.00	$18,000.00
910-14039	CDBG HOUSING-HO#15	$21,090.00	$36,815.00	0.00	0.00	$36,815.00
910-14040	CDBG HOUSING-HO#18	$4,235.00	$4,235.00	0.00	0.00	$4,235.00
910-14041	CDBG HOUSING-HO#22	$6,688.75	$6,688.75	0.00	0.00	$6,688.75
	TOTALS	**$235,578.66**	**$247,943.91**	**$0.00**	**$0.00**	**$247,943.91**
910-14999	CDBG HOUSING-LOAN LOSS RESERVE		$0.00			
910-35000	GENERAL LOAN LOSS RESERVE		$0.00			

AFFORDABLE HOUSING LOANS ACCT #	CLIENT	ORIGINAL LOAN	08/31/2026 BALANCE	PRINCIPAL	INTEREST	10/31/2026 BALANCE
441-14000	12/27/23 Waylon Raupp-245 S Whiton St	$25,000.00	$25,000.00		0.00	$25,000.00
441-14000	08/29/24 Nicholas Carpenter-303 S Whiton St	$25,000.00	$25,000.00		0.00	$25,000.00
441-14000	09/03/24 Mark C Robb-371 S Janesville St	$25,000.00	$25,000.00		0.00	$25,000.00
441-14000	12/20/24 Tanner & Monica Conn-243 N Fremont	$25,000.00	$25,000.00		0.00	$25,000.00
441-14000	06/5/25 Jaqui Utecht & Terry Bahr- 1274 W Court ST	$25,000.00	$25,000.00		0.00	$25,000.00
441-14000	07/03/25 Bruce Shuler-406 E Milwaukee St	$25,000.00	$25,000.00		0.00	$25,000.00
441-14000	07/22/25 Thomas Hernandez & Jasmin Fernandez-675 Stonefield Ln	$25,000.00	$25,000.00		0.00	$25,000.00
441-14000	12/2/25 Emma Mitchell & Joseph Hallock-255 N Park	$25,000.00	$25,000.00		0.00	$25,000.00
441-14000	12/5/25 Manuel Montes de Oca- 215 E Clay St # 37	$25,000.00	$25,000.00		0.00	$25,000.00
441-14000	01/22/26 Sam Grishow-204 N Queen St	$25,000.00	$25,000.00		0.00	$25,000.00
441-14000	2/02/26 Kelly & Hailey Swalheim- 455 Howard Rd	$25,000.00	$25,000.00		0.00	$25,000.00
441-14000	2/20/26 Sergio & Kaitlin Reyes- 815 E North St	$25,000.00	$25,000.00		0.00	$25,000.00
441-14000	2/23/26 William Reiber- 202 W North St	$25,000.00	$25,000.00		0.00	$25,000.00
441-14000	3/31/26 Marco & Juana Barajas-119s 4th St	$25,000.00	$25,000.00		0.00	$25,000.00
441-14000	8/16/26 Gabriel Lopez Rodriguez- 136 N Jefferson St	$25,000.00	$25,000.00		0.00	$25,000.00
441-14000	10/26/2026 Samantha Meyers - 421 S Whiton St	$25,000.00	$25,000.00		0.00	$25,000.00
		$400,000.00	**$400,000.00**	**$0.00**	**$0.00**	**$400,000.00**

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2026

ECONOMIC DEVELOPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	OTHER FINANCING SOURCES					
900-49265-56	TRANSFER TID #4 AFFORD HOUSING	.00	50,000.00	50,000.00	.00	100.0
900-49266-56	TRANSFER TID #11-ADMIN	.00	25,000.00	25,000.00	.00	100.0
900-49267-56	TRANSFER TID #12-ADMIN	.00	25,000.00	25,000.00	.00	100.0
900-49270-56	TRANSFER TID #10-ADMIN	.00	50,000.00	50,000.00	.00	100.0
900-49290-56	GENERAL FUND TRANSFER	.00	130,000.00	130,000.00	.00	100.0
900-49300-56	FUND BALANCE APPLIED	.00	.00	23,455.00	23,455.00	.0
	TOTAL OTHER FINANCING SOURCES	.00	280,000.00	303,455.00	23,455.00	92.3
	TOTAL FUND REVENUE	.00	280,000.00	303,455.00	23,455.00	92.3

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2026

ECONOMIC DEVELOPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	CDA					
900-56500-111	SALARIES	14,930.09	146,506.31	187,896.43	41,390.12	78.0
900-56500-151	FRINGE BENEFITS	4,991.34	51,158.62	64,989.91	13,831.29	78.7
900-56500-210	PROFESSIONAL DEVELOPMENT	.00	3,393.00	4,500.00	1,107.00	75.4
900-56500-212	LEGAL SERVICES	.00	1,863.00	12,000.00	10,137.00	15.5
900-56500-215	PROFESSIONAL SERVICES	.00	6,720.00	6,720.00	.00	100.0
900-56500-222	COUNTY/REGIONAL ECON DEV	.00	10,597.50	12,483.35	1,885.85	84.9
900-56500-223	MARKETING	.00	168.80	1,545.00	1,376.20	10.9
900-56500-224	SOFTWARE/HARDWARE MAINTENANCE	4,609.71	8,625.42	6,670.74	(1,954.68)	129.3
900-56500-225	TELECOM/INTERNET/COMMUNICATION	251.92	1,228.85	1,367.57	138.72	89.9
900-56500-310	OFFICE & OPERATING SUPPLIES	25.84	594.00	630.00	36.00	94.3
900-56500-311	POSTAGE	5.60	6.34	210.00	203.66	3.0
900-56500-325	PUBLIC EDUCATION	.00	387.24	242.00	(145.24)	160.0
900-56500-330	TRAVEL EXPENSE	278.00	528.04	3,888.00	3,359.96	13.6
900-56500-341	MISC EXPENSE	.00	.00	312.00	312.00	.0
	TOTAL CDA	25,092.50	231,777.12	303,455.00	71,677.88	76.4
	TOTAL FUND EXPENDITURES	25,092.50	231,777.12	303,455.00	71,677.88	76.4
	NET REVENUE OVER EXPENDITURES	(25,092.50)	48,222.88	.00	(48,222.88)	.0

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2026

CDA PROGRAMS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	FACADE LOAN REVENUE					
910-44005-00	FACADE INT-BOWER'S HOUSE $50K	14.56	181.78	420.00	238.22	43.3
910-44006-00	FACADE INT-SHABANI INV LLC 50K	153.85	1,560.60	1,920.00	359.40	81.3
	TOTAL FACADE LOAN REVENUE	168.41	1,742.38	2,340.00	597.62	74.5
	ACTION LOAN REVENUE					
910-46001-00	INT INC-ACTION-LRN DEPOT $41K	.00	47.65	320.00	272.35	14.9
910-46008-00	INT INC-ACTION-SAFEPRO $100K	198.00	2,170.50	3,072.00	901.50	70.7
910-46012-00	INT INC-ACTION-SAFEPRO $106794	400.00	400.00	.00	(400.00)	.0
910-46013-00	ACTION-STELLAR VINTAGE $70,500	279.06	279.06	.00	(279.06)	.0
	TOTAL ACTION LOAN REVENUE	877.06	2,897.21	3,392.00	494.79	85.4
	MISCELLANEOUS REVENUE					
910-48103-00	INTEREST INCOME-FACADE	222.23	1,794.41	900.00	(894.41)	199.4
910-48104-00	INTEREST INCOME-HOUSING	.00	81.63	.00	(81.63)	.0
910-48108-00	INTEREST INCOME-SEED FUND	.00	926.82	2,000.00	1,073.18	46.3
910-48109-00	INTEREST INCOME-ACTION FUND	2,318.81	22,075.29	25,000.00	2,924.71	88.3
910-48605-00	RENTAL INCOME-CROP LEASES	.00	8,758.00	16,000.00	7,242.00	54.7
910-48680-00	ADMINISTRATION FEE--LOANS	30.00	30.00	.00	(30.00)	.0
	TOTAL MISCELLANEOUS REVENUE	2,571.04	33,666.15	43,900.00	10,233.85	76.7
	OTHER FINANCING SOURCES					
910-49300-56	FUND BALANCE APPLIED	.00	.00	19,581.00	19,581.00	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	19,581.00	19,581.00	.0
	TOTAL FUND REVENUE	3,616.51	38,305.74	69,213.00	30,907.26	55.3

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2026

CDA PROGRAMS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	CDA PROGRAMS					
910-56500-212	LEGAL/PROFESSIONAL/MARKETING	210.00	17,502.46	23,770.00	6,267.54	73.6
910-56500-219	PROFESSIONAL SERVICES	.00	2,250.00	5,193.00	2,943.00	43.3
910-56500-404	HOUSING LOANS/EXPENSES	.00	5,611.20	1,197.00	(4,414.20)	468.8
910-56500-407	ECON DEV-LOAN EXPENSES	.00	.00	3,272.00	3,272.00	.0
910-56500-408	RENTAL & PROPERTY EXPENSES	.00	86,163.01	28,458.00	(57,705.01)	302.8
910-56500-525	ACTION GRANTS-BUSINESS DEV	.00	.00	7,323.00	7,323.00	.0
	TOTAL CDA PROGRAMS	210.00	111,526.67	69,213.00	(42,313.67)	161.1
	TOTAL FUND EXPENDITURES	210.00	111,526.67	69,213.00	(42,313.67)	161.1
	NET REVENUE OVER EXPENDITURES	3,406.51	(73,220.93)	.00	73,220.93	.0

CITY OF WHITEWATER
BALANCE SHEET
OCTOBER 31, 2026

ECONOMIC DEVELOPMENT FUND

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
	ASSETS				
900-11100	CASH	13,125.17	(25,092.50)	29,143.34	42,268.51
900-19000	GASB 68-WRS NET PENSION ASSETS	(4,538.61)	.00	.00	(4,538.61)
900-19021	GASB 68-WRS DOR	27,328.68	.00	.00	27,328.68
900-19999	GASB 68-PENSION CLEARING ACCT	(4.00)	.00	.00	(4.00)
	TOTAL ASSETS	35,911.24	(25,092.50)	29,143.34	65,054.58
	LIABILITIES AND EQUITY				
	LIABILITIES				
900-21100	ACCOUNTS PAYABLE	10,293.65	.00	(10,293.65)	.00
900-21106	WAGES CLEARING	8,785.89	.00	(8,785.89)	.00
900-23810	ACCRUED VACATION & SICK LEAVE	3,569.61	.00	.00	3,569.61
900-29011	GASB 68-WRS DIR	13,407.45	.00	.00	13,407.45
	TOTAL LIABILITIES	36,056.60	.00	(19,079.54)	16,977.06
	FUND EQUITY				
900-34300	PROPRIETARY CAPITAL	(145.36)	.00	.00	(145.36)
	UNAPPROPRIATED FUND BALANCE:				
	REVENUE OVER EXPENDITURES - YTD	.00	(25,092.50)	48,222.88	48,222.88
	BALANCE - CURRENT DATE	.00	(25,092.50)	48,222.88	48,222.88
	TOTAL FUND EQUITY	(145.36)	(25,092.50)	48,222.88	48,077.52
	TOTAL LIABILITIES AND EQUITY	35,911.24	(25,092.50)	29,143.34	65,054.58

CITY OF WHITEWATER
BALANCE SHEET
OCTOBER 31, 2026

CDA PROGRAMS FUND

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
	ASSETS				
910-11600	CDBG-HOUSING CHK-1CSB XXX450	8,782.80	.00	(8,782.80)	.00
910-11702	FACADE CKING-1ST CIT- XXX442	44,816.44	13,217.46	36,556.95	81,373.39
910-11800	LOAN FUND-FRST CITZNS-XXX127	294,597.05	6,010.51	310,467.34	605,064.39
910-11801	GRANT FUND-FRST CITZNS-XXX127	419,843.62	.00	(277,456.00)	142,387.62
910-11900	GRANT FUND-ASSOC BK XXXXX3734	141,460.80	.00	(141,460.80)	.00
910-13500	PAUQUETTE CENTER LOAN RECV	80,948.80	(1,289.52)	(12,895.20)	68,053.60
910-13501	ACTION-LEARNING DEPOT $41,294	4,140.64	.00	(4,140.64)	.00
910-13508	ACTION-FINE FOOD ARTS $30,000	30,000.00	.00	.00	30,000.00
910-13509	ACTION-SAFEPRO TECH $100K	70,725.80	(1,275.00)	(12,559.50)	58,166.30
910-13511	ACTION-EDGERTON HOSPITAL-$140K	140,000.00	.00	.00	140,000.00
910-13512	ACTION-SAFEPRO TECH $106,794	106,794.00	.00	.00	106,794.00
910-13513	ACTION-STELLAR VINTAGE $70,500	.00	(460.12)	70,039.88	70,039.88
910-13999	ACTION LOAN-LOAN LOSS RESERVE	(30,000.00)	.00	.00	(30,000.00)
910-14000	CDBG HOUSING-MO301	8,220.00	.00	.00	8,220.00
910-14001	CDBG HOUSING-A8416	10,203.84	.00	.00	10,203.84
910-14003	CDBG HOUSING-B935	18,420.02	.00	.00	18,420.02
910-14006	CDBG HOUSING-C932	8,062.00	.00	.00	8,062.00
910-14009	CDBG HOUSING-J8802	10,818.00	.00	.00	10,818.00
910-14011	CDBG HOUSING-M8501	11,000.90	.00	.00	11,000.90
910-14013	CDBG HOUSING-P954	11,000.00	.00	.00	11,000.00
910-14016	CDBG HOUSING-V902	12,504.15	.00	.00	12,504.15
910-14025	CDBG HOUSING-M0801	18,422.00	.00	.00	18,422.00
910-14026	CDBG HOUSING-B0803-0901	34,448.00	.00	.00	34,448.00
910-14030	CDBG HOUSING-HO#13-2016	8,000.00	.00	.00	8,000.00
910-14031	CDBG HOUSING-HO#4	37,795.00	.00	.00	37,795.00
910-14038	CDBG HOUSING-HO#14	18,000.00	.00	.00	18,000.00
910-14039	CDBG HOUSING-HO#15	36,815.00	.00	.00	36,815.00
910-14040	CDBG HOUSING-HO#18	4,235.00	.00	.00	4,235.00
910-14041	CDBG HOUSING-HO#22	6,688.75	.00	.00	6,688.75
910-15000	CAP CAT-SLIPSTREAM-$102,500	102,500.00	.00	.00	102,500.00
910-15003	CAP CAT-SLIPSTREAM-$42,000	42,000.00	.00	.00	42,000.00
910-16008	FACADE-BOWERS HOUSE LLC $50K	31,520.86	(12,647.68)	(31,520.86)	.00
910-16009	FACADE-SHABANI INV LLC $50K	47,475.40	(149.14)	(1,469.30)	46,006.10
910-17002	UDAG-SLIPSTREAM-LOC	12,500.00	.00	.00	12,500.00
910-17999	UDAG-LOAN LOSS RESERVE	(12,500.00)	.00	.00	(12,500.00)
910-18350	LAND	565,797.38	.00	.00	565,797.38
910-18360	REAL ESTATE	6,128,544.00	.00	.00	6,128,544.00
	TOTAL ASSETS	8,484,580.25	3,406.51	(73,220.93)	8,411,359.32
	LIABILITIES AND EQUITY				
	LIABILITIES				
910-22000	ACCUM DEPREC-BUILDING	1,709,182.14	.00	.00	1,709,182.14
910-25100	DUE TO GENERAL FUND	3,372.15	.00	.00	3,372.15
	TOTAL LIABILITIES	1,712,554.29	.00	.00	1,712,554.29
	FUND EQUITY				

CITY OF WHITEWATER
BALANCE SHEET
OCTOBER 31, 2026

CDA PROGRAMS FUND

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
910-30110	CONTRIBUTED CAPITAL	275,171.53	.00	.00	275,171.53
910-34300	PROPRIETARY CAPITAL	5,965,956.50	.00	.00	5,965,956.50
910-34400	RESERVE FOR LAND PURCHASES	530,897.93	.00	.00	530,897.93
	UNAPPROPRIATED FUND BALANCE:				
	REVENUE OVER EXPENDITURES - YTD	.00	3,406.51	(73,220.93)	(73,220.93)
	BALANCE - CURRENT DATE	.00	3,406.51	(73,220.93)	(73,220.93)
	TOTAL FUND EQUITY	6,772,025.96	3,406.51	(73,220.93)	6,698,805.03
	TOTAL LIABILITIES AND EQUITY	8,484,580.25	3,406.51	(73,220.93)	8,411,359.32

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2026

INNOVATION CTR-OPERATIONS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	MISCELLANEOUS REVENUE					
920-48410-56	INT. INCOME--DROULLARD MEM	30.08	277.42	300.00	22.58	92.5
920-48620-56	FACILITY RENTAL REVENUE	375.00	950.00	975.00	25.00	97.4
920-48623-56	RENT-HEATHERLYN ASSIST LVG	150.00	1,500.00	.00	(1,500.00)	.0
920-48624-56	RENT-FAMILY FIRST LIFE INS	175.00	350.00	.00	(350.00)	.0
920-48631-56	RENT-CESA #2	7,500.00	75,000.00	90,000.00	15,000.00	83.3
920-48632-56	RENT-JEDI	991.79	9,917.90	12,199.00	2,281.10	81.3
920-48633-56	RENT-BLACKTHORNE CAPITAL LLC	1,034.67	10,346.70	24,048.00	13,701.30	43.0
920-48636-56	RENT-I-BUTTON	3,913.58	39,135.80	55,014.00	15,878.20	71.1
920-48640-56	RENT-REIMER SYSTEMS	.00	1,050.00	2,100.00	1,050.00	50.0
920-48646-56	RENT-CROWDS.IO-IDEAWAKE	.00	900.00	1,800.00	900.00	50.0
920-48653-56	RENT-SCANALYTICS	.00	.00	1,800.00	1,800.00	.0
920-48661-56	RENT-BLUE LINE BATTERIES	.00	.00	10,096.00	10,096.00	.0
920-48666-56	RENT-MINERAL ARMOR	.00	.00	1,800.00	1,800.00	.0
920-48672-56	RENT-IRON FORGE DEVEL LLC	192.00	1,920.00	2,100.00	180.00	91.4
920-48673-56	RENT-KREATIVE SOLUTIONS	75.00	750.00	900.00	150.00	83.3
920-48680-56	RENT-NYLEN & PARTNERS	175.00	1,750.00	2,100.00	350.00	83.3
920-48681-56	RENT-SAFEPRO TECH	100.00	1,000.00	1,200.00	200.00	83.3
920-48683-56	RENT-PAQUETTE CENTER	3,156.62	31,566.20	36,956.00	5,389.80	85.4
920-48684-56	RENT-US FORESTRY SVC	.00	1,584.50	7,762.00	6,177.50	20.4
920-48686-56	RENT-SUMMERSET MARINE	175.00	1,750.00	2,100.00	350.00	83.3
920-48687-56	RENT-REGENCY RARE COINS	.00	.00	6,440.00	6,440.00	.0
920-48688-56	RENT-SEAN PEOTTER	99.00	990.00	.00	(990.00)	.0
	TOTAL MISCELLANEOUS REVENUE	18,142.74	180,738.52	259,690.00	78,951.48	69.6
	OTHER FINANCING SOURCES					
920-49300-56	FUND BALANCE APPLIED	.00	.00	(73,665.78)	(73,665.78)	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	(73,665.78)	(73,665.78)	.0
	TOTAL FUND REVENUE	18,142.74	180,738.52	186,024.22	5,285.70	97.2

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2026

INNOVATION CTR-OPERATIONS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
	INNOVATION CENTER					
920-56500-111	SALARIES	1,267.27	12,404.43	21,356.61	8,952.18	58.1
920-56500-151	FRINGE BENEFITS	198.39	3,027.81	5,234.41	2,206.60	57.8
920-56500-212	LEGAL SERVICES	.00	.00	3,000.00	3,000.00	.0
920-56500-220	INSURANCE EXPENSE	.00	8,530.10	8,545.92	15.82	99.8
920-56500-221	UTILITIES-CITY-H2O/SEWER/STORM	643.39	5,818.88	7,121.00	1,302.12	81.7
920-56500-222	ELECTRIC UTILITIES	5,915.32	55,894.65	70,776.00	14,881.35	79.0
920-56500-225	TELECOM/INTERNET/COMMUNICATION	264.24	3,114.09	3,764.28	650.19	82.7
920-56500-226	MEDIA-MONTHLY	.00	.00	400.00	400.00	.0
920-56500-227	RENTAL EXPENSES	1,500.00	1,500.00	.00	(1,500.00)	.0
920-56500-243	CONTRACT-PREVENTIVE MAINT	.00	2,399.74	3,750.00	1,350.26	64.0
920-56500-245	BUILDING MAINTENANCE	384.35	9,424.88	9,301.00	(123.88)	101.3
920-56500-246	JANITORIAL SERVICES	1,967.53	18,979.30	23,369.00	4,389.70	81.2
920-56500-250	BLDG MAINT SUPPLIES	837.61	4,164.27	9,040.00	4,875.73	46.1
920-56500-294	GROUNDS MAINTENANCE/SNOW/ICE	700.00	10,035.00	12,882.00	2,847.00	77.9
920-56500-310	OFFICE & OPERATING SUPPLIES	440.00	18,079.40	1,022.00	(17,057.40)	1769.0
920-56500-323	MARKETING EXPENSES	225.00	3,347.95	6,203.00	2,855.05	54.0
920-56500-330	TRAVEL EXPENSE	.00	.00	259.00	259.00	.0
	TOTAL INNOVATION CENTER	14,343.10	156,720.50	186,024.22	29,303.72	84.3
	TOTAL FUND EXPENDITURES	14,343.10	156,720.50	186,024.22	29,303.72	84.3
	NET REVENUE OVER EXPENDITURES	3,799.64	24,018.02	.00	(24,018.02)	.0

CITY OF WHITEWATER
BALANCE SHEET
OCTOBER 31, 2026

INNOVATION CTR-OPERATIONS

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
	ASSETS				
920-11100	CASH	110,175.85	3,419.56	7,215.35	117,391.20
920-11300	INVESTMENTS-ASSOC-DROULLARD	9,484.88	30.08	277.42	9,762.30
920-13180	A/R-FACILITY RENTAL	.00	350.00	550.00	550.00
920-17100	INTEREST RECEIVABLE	1,988.45	.00	.00	1,988.45
920-19000	GASB 68-WRS NET PENSION ASSETS	(1,977.00)	.00	.00	(1,977.00)
920-19021	GASB 68-WRS DOR	11,914.00	.00	.00	11,914.00
920-19200	SHORT TERM LEASE RECEIVABLE	173,443.90	.00	.00	173,443.90
920-19250	LONG TERM LEASE RECEIVABLE	428,300.07	.00	.00	428,300.07
920-19999	GASB 68-PENSION CLEARING ACCT	(4,093.00)	.00	.00	(4,093.00)
	TOTAL ASSETS	729,237.15	3,799.64	8,042.77	737,279.92
	LIABILITIES AND EQUITY				
	LIABILITIES				
920-21100	ACCOUNTS PAYABLE	15,395.90	.00	(15,395.90)	.00
920-21106	WAGES CLEARING	579.35	.00	(579.35)	.00
920-23810	ACCRUED VACATION & SICK LEAVE	2,797.78	.00	.00	2,797.78
920-29011	GASB 68-WRS DIR	5,844.00	.00	.00	5,844.00
920-29500	DEF INFLOW OF RESOURCES LEASES	556,449.72	.00	.00	556,449.72
	TOTAL LIABILITIES	581,066.75	.00	(15,975.25)	565,091.50
	FUND EQUITY				
920-34100	ASSIGNED FB-MAINT SINKING FD	6,000.00	.00	.00	6,000.00
920-34200	ASSIGNED FB-DROULLARD MEM	21,393.07	.00	.00	21,393.07
920-34300	FUND BALANCE	120,777.33	.00	.00	120,777.33
	UNAPPROPRIATED FUND BALANCE:				
	REVENUE OVER EXPENDITURES - YTD	.00	3,799.64	24,018.02	24,018.02
	BALANCE - CURRENT DATE	.00	3,799.64	24,018.02	24,018.02
	TOTAL FUND EQUITY	148,170.40	3,799.64	24,018.02	172,188.42
	TOTAL LIABILITIES AND EQUITY	729,237.15	3,799.64	8,042.77	737,279.92

Community Development Authority Agenda Item

Meeting Date:	November 19, 2026
Agenda Item:	Memo re: offer to purchase portion of City-owned property, Parcel # 292-0515-3432-000
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov

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

The City has received a Vacant Land Offer to Purchase, dated November 3, 2026, from Blue Line Holdings, LLC for approximately 8 acres of City-owned land known as Lot 9B (Parcel # 292-0515-3432-000), located at the southwest corner of Enterprise Boulevard and N. Prospect Drive in the Whitewater Business Park.

The buyer's operating company, Wisco FlexArmor, LLC, proposes to construct and operate an indoor RV repair and service facility on the site, including offices, customer and employee parking, and related accessory uses.

The offered price is $10,000 per acre based on the final surveyed acreage, with a credit for the area occupied by the existing wetland mitigation pond. In exchange for this price and consideration, the buyer has agreed to forgo any request for TIF financial incentives for the project.

The offer is contingent on Common Council approval and on the City and buyer agreeing to a separate Option to Purchase agreement addressing the timing of construction. It also includes customary contingencies for City land use approvals, a Certified Survey Map, soils and environmental testing, financing, and appraisal.

Closing would occur no later than April 9, 2027. The Site Plan and Certified Survey Map will come back to the Plan and Architectural Review Commission for review through the normal approval process.

A Development Agreement is not anticipated being necessary for this transaction, as there is no TIF request and no public infrastructure being dedicated. However, there will be an Option to Purchase agreement in place which would allow the City to reclaim the property, should the development not occur as planned. This is similar to other recent Business Park transactions.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

- This offer was reviewed with a positive recommendation from the Plan and Architectural Review Commission on November 9, 2026
- The Common Council reviewed this item on November 17, 2026

FINANCIAL IMPACT
(If none, state N/A)

Sale proceeds of $10,000 per acre (approximately $80,000, with the final amount set by the surveyed acreage less the wetland mitigation pond credit). The City would be responsible for the Certified Survey Map, which has been ordered. The property would return to the tax rolls creating a positive economic contribution to the City and TID #10.

STAFF RECOMMENDATION

- As this is not a property owned by the CDA and a Development Agreement will not be required, there is no action necessary by the CDA board. This memo is for informational purposes.

ATTACHMENT(S) INCLUDED
(If none, state N/A)

- WB-13 Vacant Land Offer to Purchase (dated November 3, 2026), with Addendum A
- Exhibit A – Lot 9B Potential CSM Area map

DocuSign ID: 4F21E12D-BCD7-F111-BF5B-002248230FCC

Approved by the Wisconsin Real Estate Examining Board
7-1-24 (Optional Use Date) 8-15-24 (Mandatory Use Date)

Platn

WB-13 VACANT LAND OFFER TO PURCHASE

LICENSEE DRAFTING THIS OFFER ON November 3, 2026 **[DATE] IS (AGENT OF BUYER)**
~~**(AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER)**~~ **STRIKE THOSE NOT APPLICABLE**

The Buyer, Blue Line Holdings, LLC
offers to purchase the Property known as +/- 8 acres of Land of tax key # 292-0515-3432-000 (Lot 9B)
[e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 655-660, or attach as an addendum per line 682] in the City of Whitewater, County of Jefferson Wisconsin, on the following terms:

PURCHASE PRICE The purchase price is $10,000/acre with a closing credit for the acreage noted on CSM regarding the wetland mitigation pond Dollars ($).

INCLUDED IN PURCHASE PRICE Included in purchase price is the Property, all Fixtures on the Property as of the date stated on line 1 of this Offer (unless excluded at lines 17-18), and the following additional items: na

NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included or not included. Annual crops are not part of the purchase price unless otherwise agreed.

NOT INCLUDED IN PURCHASE PRICE Not included in purchase price is Seller's personal property (unless included at lines 12-13) and the following: na

CAUTION: Identify Fixtures that are on the Property (see lines 21-25) to be excluded by Seller or that are rented and will continue to be owned by the lessor.

"Fixture" is defined as an item of property which is physically attached to or so closely associated with land so as to be treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not limited to, all: perennial crops, garden bulbs; plants; shrubs and trees; fences; storage buildings on permanent foundations and docks/piers on permanent foundations.

CAUTION: Exclude any Fixtures to be retained by Seller or that are rented on lines 17-18 or at lines 655-660 or in an addendum per line 682.

BINDING ACCEPTANCE This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on or before November 20, 2026.
Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.

CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.

ACCEPTANCE Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical copies of the Offer.

CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term Deadlines running from acceptance provide adequate time for both binding acceptance and performance.

CLOSING This transaction is to be closed on within 30 days after satisfaction or waiver of all contingencies and recording of the certified survey map, but no later than April 9, 2027
at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on a Saturday, Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.

CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money transfer instructions.

EARNEST MONEY

■ EARNEST MONEY of $ _____ accompanies this Offer.
If Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.
■ EARNEST MONEY of $ 2,000.00 will be mailed, or commercially, electronically or personally delivered within 5 days ("5" if left blank) after acceptance.
All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as Knight Barry Title Group) **STRIKE THOSE NOT APPLICABLE**
(listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).

CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an attorney as lines 56-76 do not apply. If someone other than Buyer pays earnest money, consider a special disbursement agreement.

■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing.

■ DISBURSEMENT IF EARNEST MONEY HELD BY A FIRM: If negotiations do not result in an accepted offer and the earnest money is held by a Firm, the earnest money shall be promptly disbursed (after clearance from payer's depository institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been delivered to the Firm holding the earnest money within 60 days after the date set for closing, that Firm may disburse the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller; (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; (4) upon authorization granted within this Offer; or (5) any other disbursement required or allowed by law. The Firm may retain legal services to direct disbursement per (1) or to file an interpleader action per (2) and the Firm may deduct from the earnest money any costs and reasonable attorneys' fees, not to exceed $250, prior to disbursement.

■ LEGAL RIGHTS/ACTION: The Firm's disbursement of earnest money does not determine the legal rights of the Parties in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by the Firm holding the earnest money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either Party disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified mail. If Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential property with one-to-four dwelling units. Buyer and Seller should consider consulting attorneys regarding their legal rights under this Offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professional Services regulations concerning earnest money. See Wis. Admin. Code Ch. REEB 18.

TIME IS OF THE ESSENCE "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3) occupancy; (4) date of closing; (5) contingency Deadlines STRIKE AS APPLICABLE and all other dates and Deadlines in this Offer except: _____ _____. If "Time is of the Essence" applies to a date or Deadline, failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

VACANT LAND DISCLOSURE REPORT Wisconsin law requires owners of real property that does not include any buildings to provide Buyers with a Vacant Land Disclosure Report. Excluded from this requirement are sales exempt from the real estate transfer fee and sales by certain court-appointed fiduciaries, for example, personal representatives, who have never occupied the Property. The form of the Report is found in Wis. Stat. § 709.033. The law provides: "§ 709.02 Disclosure . . . the owner of the property shall furnish, not later than 10 days after acceptance of a contract of sale . . ., to the prospective buyer of the property a completed copy of the report . . . A prospective buyer who does not receive a report within the 10 days may, within 2 business days after the end of that 10-day period, rescind the contract of sale . . . by delivering a written notice of rescission to the owner or the owner's agent." Buyer may also have certain rescission rights if a Vacant Land Disclosure Report disclosing defects is furnished before expiration of the 10 days, but after the Offer is submitted to Seller. Buyer should review the report form or consult with an attorney for additional information regarding rescission rights.

PROPERTY CONDITION REPRESENTATIONS Seller represents to Buyer that as of the date of acceptance Seller has no notice or knowledge of Conditions Affecting the Property or Transaction (lines 101-181) other than those identified in Seller's Vacant Land Disclosure Report dated none provided , which was received by Buyer prior to Buyer signing this Offer and that is made a part of this Offer by reference COMPLETE DATE OR STRIKE AS APPLICABLE and (See Addendum A #2)

_____

_____ INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT

"Conditions Affecting the Property or Transaction" are defined to include:

a. Flooding, standing water, drainage problems, or other water problems on or affecting the Property.

b. Impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.

c. Brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.

d. Subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems.

e. Material violation of an environmental rule or other rule or agreement regulating the use of the Property.

f. Defects caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, le

soil, or other potentially hazardous or toxic substances on the Property; manufacture of methamphetamine (
hazardous or toxic substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property.

g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties.

h. The Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations.

i. Defects in any septic system or other private sanitary disposal system on the Property; or any out-of-service septic system serving the Property not closed or abandoned according to applicable regulations.

j. Underground or aboveground fuel storage tanks presently or previously on the Property for storage of flammable or combustible liquids including, but not limited to, gasoline or heating oil; or Defects in the underground or aboveground fuel storage tanks on or previously located on the Property. Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. (The owner, by law, may have to register the tanks with the Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Department regulations may require closure or removal of unused tanks.)

k. Existing or abandoned manure storage facilities located on the property.

l. Notice of property tax increases, other than normal annual increases, or pending Property tax reassessment; remodeling that may increase the Property's assessed value; pending special assessments; or Property is within a special purpose district, such as a drainage district, that has authority to impose assessments on the Property.

m. Proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the Property or the present use of the Property; or any land division involving the Property without required state or local permits.

n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit and there are common areas associated with the Property that are co-owned with others.

o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain, wetland or shoreland zoning area under local, state or federal regulations; or the Property is subject to a mitigation plan required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances, that obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the county.

p. Nonconforming uses of the Property (a nonconforming use is a use of land that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance); conservation easements (a conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes); restrictive covenants or deed restrictions on the Property; or, other than public rights-of-way, nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements other than recorded utility easements.

q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment conversion charge; or payment of a use-value assessment conversion charge has been deferred.

r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.

s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or similar group of which the Property owner is a member.

t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint driveway) affecting the Property. Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the Property or to the use of the Property such as a joint driveway, liens, and licenses.

u. Government agency, court order, or federal, state, or local regulations requiring repair, alteration or correction of an existing condition.

v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.

w. Material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.

x. Significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property.

y. Significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the Property or neighboring property.

z. Animal, reptile, or other insect infestations; drainage easement or grading problems; excessive sliding; or any Defect or material condition.

aa. Archeological artifacts, mineral rights, orchards, or endangered species, or one or more burial sites on the Property.
bb. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).
cc. Other Defects affecting the Property such as any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative.

☐ **GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within _____ days ("15" if left blank) after acceptance of this Offer, a list of all federal, state, county, and local conservation, farmland, environmental, or other land use programs, agreements, restrictions, or conservation easements, which apply to any part of the Property (e.g., farmland preservation agreements, farmland preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest, Conservation Reserve Program, wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with disclosure of any penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This contingency will be deemed satisfied unless Buyer delivers to Seller, within 7 days after the deadline for delivery, a notice terminating this Offer based upon the use restrictions, program requirements, and/or amount of any penalty, fee, charge, or payback obligation.

CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such programs, as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program such that Seller incurs any costs, penalties, damages, or fees that are imposed because the program is not continued after sale. The Parties agree this provision survives closing.

MANAGED FOREST LAND: If all, or part, of the Property is managed forest land under the Managed Forest Law (MFL) program, this designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive program that encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the MFL program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Department of Natural Resources and pay a fee. By filing this form, the new owner agrees to the associated MFL management plan and the MFL program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or may cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information call the local DNR forester or visit https://dnr.wisconsin.gov/topic/forestry .

USE VALUE ASSESSMENTS: The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Bureau or visit http://www.revenue.wi.gov/ .

FARMLAND PRESERVATION: The early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the per acre value of the land. Contact the Wisconsin Department of Agriculture, Trade and Consumer Protection Division of Agricultural Resource Management or visit http://www.datcp.state.wi.us/ for more information.

CONSERVATION RESERVE PROGRAM (CRP): The CRP encourages farmers, through contracts with the U.S. Department of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant a protective cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent as well as certain incentive payments and cost share assistance for establishing long-term, resource-conserving ground cover. Removing lands from the CRP in breach of a contract can be quite costly. For more information call the state Farm Service Agency office or visit http://www.fsa.usda.gov/ .

SHORELAND ZONING ORDINANCES: All counties must adopt uniform shoreland zoning ordinances in compliance with Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land within 1,000 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum standards for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface standards (that may be exceeded if a mitigation plan is adopted and recorded) and repairs to nonconforming structures. Buyers must conform to any existing mitigation plans. For more information call the county zoning office or visit https://dnr.wi.gov/ . Buyer is advised to check with the applicable city, town or village for additional shoreland zoning or shoreland-wetland zoning restrictions, if any.

FENCES: Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares where one or both of the properties is used and occupied for farming or grazing purposes.

CAUTION: Consider an agreement addressing responsibility for fences if Property or adjoining land is used and occupied for farming or grazing purposes.

PROPERTY DEVELOPMENT WARNING: If Buyer contemplates developing Property for a use other than the current use, there are a variety of issues that should be addressed to ensure the development or new use is feasible. Buyer is solely responsible to verify the current zoning allows for the proposed use of the Property at lines 251-255. Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses and therefore should be reviewed. Building permits, zoning or zoning variances, Architectural Control Committee approvals, estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental audits, subsoil tests, or other development related fees may need to be obtained or verified in order to determine the feasibility of development of, or a particular use for, a property. Optional contingencies that allow Buyer to investigate certain of these issues can be found at lines 244-304 and Buyer may add contingencies as needed in addenda (see line 682).

Buyer should review any plans for development or use changes to determine what issues should be addressed in these contingencies.

PROPOSED USE CONTINGENCIES: This Offer is contingent upon Buyer obtaining, at Buyer's expense, the reports or documentation required by any optional provisions checked on lines 256-281 below. The optional provisions checked on lines 256-281 shall be deemed satisfied unless Buyer, within 120 days ("30" if left blank) after acceptance, delivers: (1) written notice to Seller specifying those optional provisions checked below that cannot be satisfied and (2) written evidence substantiating why each specific provision referred to in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice, this Offer shall be null and void. Seller agrees to cooperate with Buyer as necessary to satisfy the contingency provisions checked at lines 256-281.

Proposed Use: Buyer is purchasing the Property for the purpose of: Construction and operation by Wisco FlexArmor, LLC of an indoor RV repair & service facility, including offices, customer and employee parking, access and related accessory uses. **[insert proposed use and type or style of building(s), size and proposed building location(s), if a requirement of Buyer's condition to purchase, e.g.1400-1600 sq. ft. three-bedroom single family ranch home in northwest corner of lot].**

[x] **ZONING:** Verification of zoning and that the Property's zoning allows Buyer's proposed use described at lines 251-255.

[x] **SUBSOILS:** Written evidence from a qualified soils expert that the Property is free of any subsoil condition that would make the proposed use described at lines 251-255 impossible or significantly increase the costs of such development. (see Adden A #5)

[ ] **PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) SUITABILITY:** Written evidence from a certified soils tester that: (a) the soils at the Property locations selected by Buyer, and (b) all other conditions that must be approved, meet the legal requirements in effect on the date of this Offer to obtain a permit for a POWTS for use of the Property as stated on lines 251-255. The POWTS (septic system) allowed by the written evidence must be one of the following POWTS that is approved by the State for use with the type of property identified at lines 251-255 CHECK ALL THAT APPLY ☐ conventional in-ground; ☐ mound; ☐ at grade; ☐ in-ground pressure distribution; ☐ holding tank; ☐ other: _____.

[x] **EASEMENTS AND RESTRICTIONS:** Copies of all public and private easements, covenants and restrictions affecting the Property and a written determination by a qualified independent third party that none of these prohibit or significantly delay or increase the costs of the proposed use or development identified at lines 251-255.

[x] **APPROVALS/PERMITS:** Permits, approvals and licenses, as appropriate, or the final discretionary action by the granting authority prior to the issuance of such permits or building permit, approvals and licenses, for the following items related to Buyer's proposed use: City approval of RV repair use, parcel division/CSM, site plan, building/occupancy, access, utility, storm water, erosion and fire code approvals.

[x] **UTILITIES:** Written verification of the location of the following utility service connections (e.g., on the Property, at the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE:

☒ electricity lot line ; ☒ gas lot line ; ☒ sewer lot line ;
☒ water lot line ; ☒ telephone available ; ☒ cable available ;
☐ other _____.

[x] **ACCESS TO PROPERTY:** Written verification that there is legal vehicular access to the Property from public roads.

[x] **LAND USE APPROVAL/PERMITS:** This Offer is contingent upon (Buyer)/~~(Seller)~~ STRIKE ONE ("Buyer" if neither stricken) obtaining the following, including all costs: a CHECK ALL THAT APPLY ☐ rezoning; ☐ conditional use permit; ☐ variance; ☒ other site plan/land division/use for the Property for its proposed use described at lines 251-255. Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. Buyer shall deliver, within 120 days of acceptance, written notice to Seller if any item cannot be obtained, in which case this Offer shall be null and void.

[x] **MAP OF THE PROPERTY:** This Offer is contingent upon ~~(Buyer obtaining)~~ (Seller providing) STRIKE ONE ("Seller providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by a registered land surveyor, within 90 days ("30" if left blank) after acceptance, at ~~(Buyer's)~~ (Seller's) STRIKE ONE ("Seller's" if neither is stricken) expense. The map shall show minimum of +/- 8 acres, maximum of 8.00 surveyed acres, the legal description of the Property, the Property's boundaries and dimensions, visible encroachments upon the Property, the location of improvements, if any, and: Retention pond and buffers, access, easements, drainage, wetlands and Acreage. Seller shall obtain approval and recording of CSM before closing STRIKE AND COMPLETE AS APPLICABLE Additional map features that may be added include but are not limited to: staking of all corners of the Property; identifying dedicated and apparent streets; lot dimensions; total acreage or square footage; easements or rights-of-way.

CAUTION: Consider the cost and the need for map features before selecting them. Also consider the time required to obtain the map when setting the deadline.

This contingency shall be deemed satisfied unless Buyer, within 5 days after the deadline for delivery of said map, delivers to Seller a copy of the map and a written notice which identifies: (1) the significant encroachment; (2) information materially inconsistent with prior representations; or (3) failure to meet requirements stated within this contingency. Upon delivery of Buyer's notice, this Offer shall be null and void. Once the deadline for delivery has passed, if Seller was responsible to

provide the map and failed to timely deliver the map to Buyer, Buyer may terminate this Offer if Buyer delivers a written notice of termination to Seller prior to Buyer's Actual Receipt of said map from Seller.

INSPECTIONS AND TESTING Buyer may only conduct inspections or tests if specific contingencies are included as a part of this Offer. An "inspection" is defined as an observation of the Property, which does not include an appraisal or testing of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or building materials from the Property for laboratory or other analysis of these materials. Seller agrees to allow Buyer's inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary, to satisfy the contingencies in this Offer. Buyer or licensees or both may be present at all inspections and testing. Except as otherwise provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of the test (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any other material terms of the contingency.

Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution that may be required to be reported to the Wisconsin Department of Natural Resources.

[ ] **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 305-319).

(1) This Offer is contingent upon a qualified independent inspector conducting an inspection of the Property after the date on line 1 of this Offer that discloses no Defects.

(2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an inspection of _____ _____ (list any Property component(s) to be separately inspected, e.g., dumpsite, timber quality, invasive species, etc.) that discloses no Defects.

(3) Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection, provided they occur prior to the Deadline specified at line 333. Inspection(s) shall be performed by a qualified independent inspector or independent qualified third party.

Buyer shall order the inspection(s) and be responsible for all costs of inspection(s).

CAUTION: Buyer should provide sufficient time for the Property inspection and/or any specialized inspection(s), as well as any follow-up inspection(s).

This contingency shall be deemed satisfied unless Buyer, within _____ days ("15" if left blank) after acceptance, delivers to Seller a copy of the written inspection report(s) dated after the date on line 1 of this Offer and a written notice listing the Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.

For the purposes of this contingency, Defects do not include structural, mechanical or other conditions the nature and extent of which Buyer had actual knowledge or written notice before signing this Offer.

NOTE: "Defect" as defined on lines 553-555 means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

■ **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by:

(1) delivering written notice to Buyer within _____ ("10" if left blank) days after Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects;

(2) curing the Defects in a good and workmanlike manner; and

(3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and:

(1) Seller does not have the right to cure; or

(2) Seller has the right to cure but:

(a) Seller delivers written notice that Seller will not cure; or

(b) Seller does not timely deliver the written notice of election to cure.

IF LINE 355 IS NOT MARKED OR IS MARKED N/A LINES 403-414 APPLY.

[x] **FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written commercial vacant land [loan type or specific lender, if any] first mortgage loan commitment as described below, within 120 days after acceptance of this Offer. The financing selected shall be in an amount of not less than $ 80,000.00 for a term of not less than 3 years, amortized over not less than 10 years. Initial monthly payments of principal and interest shall not exceed $ _____. Buyer acknowledges that lender's required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees to pay discount points in an amount not to exceed _____ % ("0" if left blank) of the loan. If Buyer is using multiple

sources or obtaining a construction loan or land contract financing, describe at lines 655-660 or in an addendum attached per line 682. Buyer agrees to pay all customary loan and closing costs, wire fees, and loan origination fees, to promptly apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. Seller agrees to allow lender's appraiser access to the Property.

■ LOAN AMOUNT ADJUSTMENT: If the purchase price under this Offer is modified, any financed amount, unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments shall be adjusted as necessary to maintain the term and amortization stated above.

CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 371 or 372.

☒ **FIXED RATE FINANCING:** The annual rate of interest shall not exceed 7.500 %.

☐ **ADJUSTABLE RATE FINANCING:** The initial interest rate shall not exceed _____%. The initial interest rate shall be fixed for _____ months, at which time the interest rate may be increased not more than _____% ("2" if left blank) at the first adjustment and by not more than _____% ("1" if left blank) at each subsequent adjustment. The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus _____% ("6" if left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.

■ SATISFACTION OF FINANCING COMMITMENT CONTINGENCY: If Buyer qualifies for the loan described in this Offer or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment. This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment (even if subject to conditions) that is:

(1) signed by Buyer; or

(2) accompanied by Buyer's written direction for delivery.

Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy this contingency.

CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.

■ SELLER TERMINATION RIGHTS: If Buyer does not deliver a loan commitment on or before the Deadline on line 357. Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of written loan commitment from Buyer.

■ FINANCING COMMITMENT UNAVAILABILITY: If a financing commitment is not available on the terms stated in this Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of unavailability.

[ ] **SELLER FINANCING:** Seller shall have 10 days after the earlier of:

(1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or

(2) the Deadline for delivery of the loan commitment on line 357,

to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.

IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT Within _____ days ("7" if left blank) after acceptance, Buyer shall deliver to Seller either:

(1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close; or

(2) _____ [Specify documentation Buyer agrees to deliver to Seller].

If such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of access for an appraisal constitute a financing commitment contingency.

[x] **APPRAISAL CONTINGENCY:** This Offer is contingent upon Buyer or Buyer's lender having the Property appraised at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than the agreed upon purchase price.

This contingency shall be deemed satisfied unless Buyer, within 120 days after acceptance, delivers to Seller a copy of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting to the appraised value.

■ **RIGHT TO CURE:** Seller (shall)(~~shall not~~) STRIKE ONE ("shall" if neither is stricken) have the right to cure. If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase price to the value shown on the appraisal report within _____ days ("5" if left blank) after Buyer's delivery of the appraisal

report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated by either party after delivery of Seller's notice, solely to reflect the adjusted purchase price.
This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written appraisal report and:
(1) Seller does not have the right to cure; or
(2) Seller has the right to cure but:
(a) Seller delivers written notice that Seller will not adjust the purchase price; or
(b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal report.
NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.
☐ **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of Buyer's property located at _____ no later than _____ (the Deadline). If closing does not occur by the Deadline, this Offer shall become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or proof of bridge loan shall not extend the closing date for this Offer.
☐ **BUMP CLAUSE:** If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer that another offer has been accepted. If Buyer does not deliver to Seller the documentation listed below within _____ hours ("72" if left blank) after Buyer's Actual Receipt of said notice, this Offer shall be null and void. Buyer must deliver the following:
(1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;
(2) Written waiver of _____ (name other contingencies, if any); and
(3) Any of the following checked below:
☐ Proof of bridge loan financing.
☐ Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.
Other: _____
[insert other requirements, if any (e.g., payment of additional earnest money, etc.)]
☐ **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days ("7" if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this Offer becomes primary.
HOMEOWNERS ASSOCIATION If this Property is subject to a homeowners association, Buyer is aware the Property may be subject to periodic association fees after closing and one-time fees resulting from transfer of the Property. Any one-time fees resulting from transfer of the Property shall be paid at closing by (Seller) (Buyer) STRIKE ONE ("Buyer" if neither is stricken).
CLOSING PRORATIONS The following items, if applicable, shall be prorated at closing, based upon date of closing values: real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners association assessments, fuel and none.
CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.
Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.
Real estate taxes shall be prorated at closing based on CHECK BOX FOR APPLICABLE PRORATION FORMULA:
☐ The net general real estate taxes for the preceding year, or the current year if available (Net general real estate taxes are defined as general property taxes after state tax credits and lottery credits are deducted.) NOTE: THIS CHOICE APPLIES IF NO BOX IS CHECKED.
☐ Current assessment times current mill rate (current means as of the date of closing).
☐ Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior year, or current year if known, multiplied by current mill rate (current means as of the date of closing).
☒ x no real estate proration, Seller is tax exempt.
CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be substantially different than the amount used for proration especially in transactions involving new construction, extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local assessor regarding possible tax changes.
☐ Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5

days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.

TITLE EVIDENCE

■ CONVEYANCE OF TITLE: **Upon payment of the purchase price, Seller shall convey the Property by warranty deed (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as provided herein)**, free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Vacant Land Disclosure Report and in this Offer, general taxes levied in the year of closing and _____ _____ _____ (insert other allowable exceptions from title, if any) that constitutes merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute the documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates making improvements to Property or a use other than the current use.

■ TITLE EVIDENCE: Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's lender and recording the deed or other conveyance.

■ GAP ENDORSEMENT: Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's) STRIKE ONE ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 516-523).

■ DELIVERY OF MERCHANTABLE TITLE: The required title insurance commitment shall be delivered to Buyer's attorney or Buyer not more than _____ days after acceptance ("15" if left blank), showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per lines 489-498, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements and exceptions, as appropriate.

■ TITLE NOT ACCEPTABLE FOR CLOSING: If title is not acceptable for closing, Buyer shall notify Seller in writing of objections to title within _____ days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In such event, Seller shall have _____ days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not extinguish Seller's obligations to give merchantable title to Buyer.

■ SPECIAL ASSESSMENTS/OTHER EXPENSES: Special assessments, if any, levied or for work actually commenced prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution describing the planned improvements and the assessment of benefits.

CAUTION: Consider a special agreement if area assessments, property owners association assessments, special charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments) relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).

LEASED PROPERTY If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the (written) (oral) STRIKE ONE lease(s), if any, are See Addendum A #4 _____ _____. Insert additional terms, if any, at lines 655-660 or attach as an addendum per line 682.

DEFINITIONS

■ ACTUAL RECEIPT: "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.

■ BUSINESS DAY: "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive

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registered mail or make regular deliveries on that day.

■ DEADLINES: "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.

■ DEFECT: "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

■ FIRM: "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

■ PARTY: "Party" means the Buyer or the Seller; "Parties" refers to both the buyer and the Seller.

■ PROPERTY: Unless otherwise stated, "Property" means the real estate described at lines 4-8.

INCLUSION OF OPTIONAL PROVISIONS Terms of this Offer that are preceded by an OPEN BOX (☐) are part of this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

PROPERTY DIMENSIONS AND SURVEYS Buyer acknowledges that any land dimensions, or total acreage or square footage figures, provided to Buyer by Seller or by a Firm or its agents, may be approximate because of rounding, formulas used or other reasons, unless verified by survey or other means.

CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land dimensions, if material.

DISTRIBUTION OF INFORMATION Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts, to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this Offer to the seller or seller's agent of another property that Seller intends on purchasing.

MAINTENANCE Seller shall maintain the Property and all personal property included in the purchase price until the earlier of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for ordinary wear and tear.

PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING If, prior to closing, the Property is damaged in an amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring the Property.

BUYER'S PRE-CLOSING WALK-THROUGH Within three days prior to closing, at a reasonable time pre-approved by Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no significant change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and that any Defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

OCCUPANCY Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this Offer at lines 655-660 or in an addendum attached per line 682, or lines 534-538 if the Property is leased. At time of Buyer's occupancy, Property shall be free of all debris, refuse, and personal property except for personal property belonging to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

DEFAULT Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting party to liability for damages or other legal remedies.

If Buyer defaults, Seller may:
(1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
(2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual damages.

If Seller defaults, Buyer may:
(1) sue for specific performance; or
(2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above. By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the arbitration agreement.

NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.

ENTIRE CONTRACT This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds and inures to the benefit of the Parties to this Offer and their successors in interest.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at (608) 240-5830.

FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA) Section 1445 of the Internal Revenue Code (IRC) provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the amount of any liability assumed by Buyer.

CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed upon the Property.

Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a condition report incorporated in this Offer per lines 94-97, or (2) no later than 10 days after acceptance, Seller delivers notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 637-639 apply.

IF SELLER IS A NON-FOREIGN PERSON. Seller shall, no later than closing, execute and deliver to Buyer, or a qualified substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status, Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this Offer and proceed under lines 601-608.

IF SELLER IS A FOREIGN PERSON. If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

COMPLIANCE WITH FIRPTA. Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC §1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also shall pay to Buyer an amount not to exceed $1,000 for actual costs associated with the filing and administration of forms, affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.

Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding FIRPTA.

[x] **SELLER PAYMENT OF COMPENSATION TO BUYER'S FIRM:** Seller agrees to pay to Buyer's Firm the amount of 2.5% (e.g., dollar amount, % of purchase price, etc.), toward Buyer's brokerage fees at closing. Payment made under this provision represents an economic adjustment only and does not create any agency relationship between Buyer's Firm and Seller, and the Parties agree Buyer's Firm is a direct and intended third party beneficiary of this contract.

ADDITIONAL PROVISIONS/CONTINGENCIES See attached Addendum A, Exhibit A

DELIVERY OF DOCUMENTS AND WRITTEN NOTICES Unless otherwise stated in this Offer, delivery of documents and written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines 664-679.

(1) Personal: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at line 666 or 667.
Name of Seller's recipient for delivery, if any: _____
Name of Buyer's recipient for delivery, if any: _____
[ ] (2) Fax: fax transmission of the document or written notice to the following number:
Seller: (_____) _____ Buyer: (_____) _____
[ ] (3) Commercial: depositing the document or written notice, fees prepaid or charged to an account, with a commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at line 675 or 676.
[ ] (4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address.
Address for Seller: _____
Address for Buyer: _____
[x] (5) Email: electronically transmitting the document or written notice to the email address.
Email Address for Seller: kparks@acgwi.com
Email Address for Buyer: lplatner2002@yahoo.com lplatnerrealtor@gmail.com
PERSONAL DELIVERY/ACTUAL RECEIPT Personal delivery to, or Actual Receipt by, any named Buyer or Seller constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

[x] **ADDENDA:** The attached Addendum A, Exhibit A is/are made part of this Offer.

This Offer was drafted by [Licensee and Firm] Lacy Platner - Platner Realty

WIRE FRAUD WARNING! Wire Fraud is a real and serious risk. Never trust wiring instructions sent via email. Funds wired to a fraudulent account are often impossible to recover.

Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate agent, Firm, lender, title company, attorney or other source connected to your transaction. These communications are convincing and professional in appearance but are created to steal your money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate source.

DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU calling a verified number of the entity involved in the transfer of funds. Never use contact information provided by any suspicious communication.

Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or verification of any wiring or money transfer instructions.

(x) Matthew Goze 11/03/2026
Buyer's Signature ▲ Print Name Here ▸ Blue Line Holdings, LLC Date ▲
(x) 11/03/2026
Buyer's Signature ▲ Print Name Here ▸ Date ▲

SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.

(x) _____
Seller's Signature ▲ Print Name Here ▸ Date ▲
(x) _____
Seller's Signature ▲ Print Name Here ▸ Date ▲

This Offer was presented to Seller by [Licensee and Firm] Lacy Platner , Platner Realty
_____ on 11/03/26 at 5:00 PM a.m./p.m.
This Offer is rejected _____ _____ This Offer is countered [See attached counter] _____ _____
Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

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ADDENDUM A - ADDITIONAL PROVISIONS AND CONTINGENCIES
Lot 9B Enterprise Blvd., Whitewater

This addendum is part of the WB-13 Offer to Purchase dated November 3, 2026

1) Contingency Clause. This Agreement, and all rights, obligations, and duties arising hereunder, shall be expressly contingent upon the approval of the Common Council of the City of Whitewater, Wisconsin (the "Common Council"). No party shall have any legal obligation of any kind with respect to the proposed transaction unless and until the Common Council has granted its final approval of this Agreement in its entirety through a duly passed resolution or ordinance in accordance with applicable Wisconsin municipal law.

2) Additional Provisions: The parties acknowledge that Seller is a municipal governmental entity and that the conveyance of the Property is exempt from the Wisconsin real estate transfer fee pursuant to Wis. Stat. § 77.25. Accordingly, pursuant to Wis. Stat. § 709.01, Seller is exempt from the requirement to provide a Vacant Land Disclosure Report under Wis. Stat. § 709.033. Buyer acknowledges and agrees that no Vacant Land Disclosure Report will be provided by Seller in connection with this transaction. Seller and Buyer acknowledge that the land is not enrolled in federal,state,county and/or other local government programs.

3) Option to Purchase Contingency: This Offer is contingent on Buyer and Seller mutually agreeing to the terms and conditions of the Option to Purchase agreement within 120 days of acceptance. The Option to Purchase agreement shall address the terms, conditions, timing and obligations of the parties relating to the commencement of construction and completion of construction on the property. If Buyer and Seller do not reach and execute a mutually acceptable Option to Purchase agreement within the 120-day period, Buyer may terminate this Offer by delivering a written notice to seller prior to expiration of contingency deadline, in which event all earnest money shall be promptly returned to Buyer and this Offer shall be null and void.

Buyer Initials: MG 08 Date: 11/03/26

Seller Initials: _____ Date: _____

Item 4.

4) Existing Farm Lease. Seller shall ensure that any existing crops on the Property are harvested and that any agricultural lease, tenancy, or other rights of possession are terminated prior to closing. Seller shall deliver the Property at closing free of any agricultural lease, tenancy, or right of possession, except as otherwise agreed to in writing by Buyer.

5) Environmental and Soil Testing Contingency. This Offer is contingent upon Buyer, at Buyer's expense, obtaining environmental and soil testing of the proposed +/- 8-acre parcel to be divided from Lot 9B, including the right to take soil samples for laboratory analysis, to determine whether environmental contamination, hazardous or toxic substances, unsuitable fill, or other soil conditions are present that would materially interfere with or significantly increase the cost of Buyer's proposed use or development of the Property. Seller shall provide Buyer and Buyer's qualified testing professional reasonable access to the Property for such testing upon reasonable advance notice. Buyer shall restore areas disturbed by testing. This contingency shall be deemed satisfied unless Buyer, within 90 days after acceptance, delivers written notice to Seller that the results are unacceptable to Buyer and/or the lot is unbuildable, together with supporting written documentation. Right to Cure: If Buyer timely delivers written notice that the environmental or soil testing results are unacceptable, together with supporting written documentation, Seller shall have the right to cure. Seller shall have 10 days after delivery of Buyer's notice to notify Buyer in writing of Seller's election to cure. If Seller elects to cure, Seller shall complete the cure in a manner reasonably acceptable to Buyer prior to closing. If Seller does not timely elect to cure, or is unable to complete the cure prior to closing, Buyer may terminate this Offer by written notice, in which event the earnest money shall be returned to Buyer.

Buyer Initials: MG 08 Date: 11/03/26

Seller Initials: _____ Date: _____

Authentisign ID: 4F21E12D-BCD7-F111-BF5B-00224823DFCC

ADDENDUM A - ADDITIONAL PROVISIONS AND CONTINGENCIES
Lot 9B Enterprise Blvd., Whitewater Page 3 of 3

6) Buyer and Operating Company. Blue Line Holdings, LLC is the Buyer. Wisco FlexArmor, LLC will operate the business on the Property. Matthew Goze and Deborah Stewart will execute this Offer on behalf of Blue Line Holdings, LLC as members of the LLC.

7) PURCHASE PRICE / TIF-TID INCENTIVES. Buyer's offered purchase price is $10,000.00/acre, based upon the final surveyed acreage of the Property. In consideration of Seller accepting the purchase price of $10,000.00/acre with a closing credit ($10,000.00/acre) for the acreage noted as wetland mitigation pond, Buyer agrees to forego any TIF/TID financial incentive otherwise available in connection with Buyer's purchase and development of the Property. This provision shall not affect any other Seller obligations, improvements, testing, financing, or other terms specifically provided for in this Offer or Addendum.

8) GOVERNMENT PROGRAMS. Seller represents and Buyer acknowledges that the land is NOT enrolled in any federal, state, county and/or local government programs.

9) ADDITIONAL FINANCING SOURCES. Buyer may obtain multiple financing sources, including but not limited to commercial and Whitewater CDA financing, subject to the financing commitment contingency in this offer.

BLUE LINE HOLDINGS, LLC

By: Matthew Goze Date: 11/03/26

Matthew Goze, Member

Authentisign

Date: 11/03/26

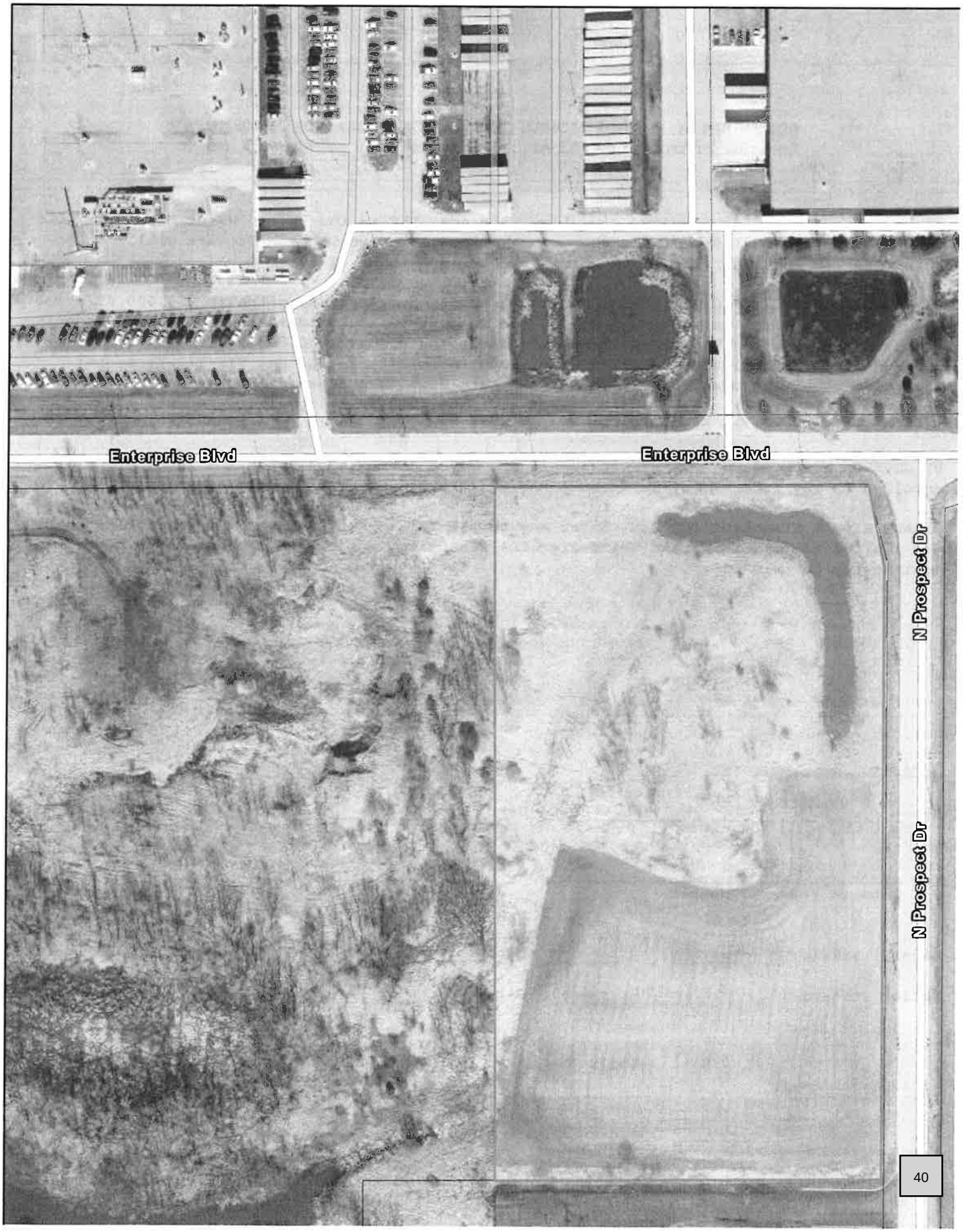
Deborah Stewart, Member

Buyer Initials: MG 08 Date: 11/03/26

Seller Initials: _____ Date: _____

thentisign ID: 4F21E12D-BCD7-F111-BF5B-002248230FCC

Lot 9B - Potential CSM A



City of WHITEWATER
Community Development Department

ECONOMIC DEVELOPMENT

Strategy & Marketing Plan

2026 – 2028

Presented to the Community Development Authority and the Common Council

Community Development Department | November 2026

Why we need a plan

Whitewater is growing, but much of the value it creates is captured somewhere else.

Fastest

population growth among peer communities since 2020

$830M

total annual economic output from the Business Park

82%

of employed residents commute out of the City for work

< 900

residents who both live and work in Whitewater

The goal: shift Whitewater from a labor-exporting community toward a self-sustaining employment center with a diversified, growing tax base.

Four pillars guide our work

PILLAR 1

Business Retention & Expansion

Support the employers we already have and help them grow here.

PILLAR 2

Industrial Recruitment

Attract new industry that fills gaps in our existing Business Park.

PILLAR 3

Downtown Vitality

Bring housing, shops, and activity to downtown and the eastern corridor.

PILLAR 4

Housing Development

Close the gap between the homes we need and the homes being built.

The pillars are integrated: new jobs, downtown amenities, and housing reinforce one another.

Pillar 1: Business Retention & Expansion

Our existing employers are the foundation of the local economy. Supporting them is our most reliable, lowest-cost tool.

Structured employer visits

A regular visitation schedule with Business Park and downtown employers, tracked in our pipeline system.

Sector roundtables

Bring employers together by industry to discuss workforce, supply chain, and expansion barriers.

CDA business tools

Connect businesses with the CDA's loan and grant programs to support growth and reinvestment.

WHAT TO EXPECT

2026

Visit schedule set up and tracking system in place

2027

About 20 employer visits and 2 roundtables

2028

Expanded visits and at least one local expansion

Pillar 2: Industrial Recruitment

We are recruiting industries that strengthen our Business Park and keep supply chains local.

Targeted recruitment

Focus on industries that fill documented supply-chain gaps for the manufacturers already here.

Ready-to-build sites

Market our shovel-ready Business Park lots and evaluate future land for long-term growth.

An active prospect pipeline

Move identified prospects from a target list into active conversations and site visits.

WHAT TO EXPECT

2026

Three recruitment wins secured; outreach under way

2027

More active prospects, site visits, and lot marketing

2028

Goal of at least one new industrial tenant

Pillar 3: Downtown Vitality

Downtown and compact mixed-use areas produce the highest property value per acre in the City.

Jefferson Street redevelopment

CDA-led mixed-use project with 40+ homes above ground-floor commercial space.

Grocery and child care on the east side

A proposed mixed-use grocery and early childhood education project at Bluff and Elkhorn.

Downtown activation

Events, storefront tracking, and code enforcement that build confidence in downtown.

WHAT TO EXPECT

2026

Agreements advanced; vacancy baseline set

2027

Design finalized; construction under way

2028

New homes and storefronts opening

Pillar 4: Housing Development

Housing supports workforce retention and is one of our strongest fiscal opportunities.

Close the gap

Market studies show more demand each year than we are currently approving, especially for owner-occupied homes.

Find development-ready land

Work with private property owners to bring new residential sites forward.

Keep the pipeline full

Track every project, from concept to occupancy, and update the housing market study.

WHAT TO EXPECT

2026

Current pipeline maintained; baselines set

2027

Approvals rise; updated market study

2028

Continued climb toward annual housing demand

A three-year roadmap

1 — 2 — 3

2026

Set Up

Stand up programs, establish baselines, and build the recruitment pipeline.

2027

Execute

First full year. Programs reach their regular pace and major projects advance.

2028

Accelerate

Step up results: new industry, downtown projects delivering, more housing.

Targets build on each other year to year. Later-year targets are directional and will be refined as results come in.

Following the plan, and adjusting as needed



Monthly

Pipeline updates to the City Manager



Quarterly

Economic development reports on all four pillars



Each December

Annual scorecard to Common Council with recommended adjustments



Mid-2027

Strategy refresh using new survey and demographic data

A LIVING DOCUMENT

- The plan sets direction. It does not authorize spending or land purchases.
- Any TIF, CDA assistance, or acquisition returns to the CDA and Common Council for action.
- Targets will be revisited as markets, data, and community priorities change.

City of WHITEWATER
Community Development Department

We have a plan.

We'll follow it.

We'll adjust as needed.

Questions and discussion

Community Development Authority

Meeting Date:	November 19, 2026
Agenda Item:	Down Payment Assistance Loan Applications
Staff Contact (name, email, phone):	Ashwini Rao, arao@whitewater-wi.gov

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

Three applications were submitted to the CDA for down payment assistance loans pursuant to the terms and conditions of the City's Affordable Housing Fund Policy.

- Purchase of a single-family residence located at 218 E Main St. (DPA Application No. 2026-018), at a purchase price of $300,000 with an anticipated closing date of November 30, 2026. The borrower is contributing a payment of $7,000. Johnson Bank, Habitat for Humanity and Movin' Out are other lenders for this home.
- Purchase of a single-family residence located at 342 N Jefferson St. (DPA Application No. 2026-019), at a purchase price of $204,000 with an anticipated closing date of December 30, 2026. The borrower is contributing a payment of $20,477.30. Fort Community Credit Union, Inc is the primary lender offering a standard fixed-rate mortgage loan in the principal amount of $163,200.
- Purchase of a single-family residence located at 906 E Milwaukee St. (DPA Application No. 2026-020), at a purchase price of $240,000 with an anticipated closing date of December 18, 2026. The borrower is contributing a payment of $23,000. Fort Community Credit Union, Inc is the primary lender offering a standard fixed-rate mortgage loan in the principal amount of $192,000.
- Purchase of a single-family residence located at 1244 E Bluff Road. (DPA Application No. 2026-021), at a purchase price of $344,900 with an anticipated closing date of January 29, 2027. The borrower is contributing a payment of $7,900. UW Credit Union is the primary lender offering a standard fixed-rate mortgage loan in the principal amount of $312,000.

All documentation required to support the requested loans has been received and reviewed by City Staff.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

N/A

FINANCIAL IMPACT
(If none, state N/A)

The $100,000 for the Down Payment Assistance loans will utilize monies already on hand from the city's Affordable Housing Extension fund. $300,000 is the current balance in this fund.

STAFF RECOMMENDATION

Staff recommends approval of Down Payment Assistance Loan Nos. 2026-018, 2026-019 and 2026-020

ATTACHMENT(S) INCLUDED
(If none, state N/A)

- Loan Applications

City of WHITEWATER

DOWN PAYMENT ASSISTANCE LOAN PROGRAM

APPLICATION FORM

(Maximum lock period is 90 days. Please call if an extension is needed.)
This form should be completed, signed and sent via EMAIL to arao@whitewater-wi.gov

LENDER INFORMATION

Lender Name Johnson Bank

Address 1 S Main Street City, State, Zip Janesville WI 53545

Telephone Number 608-743-1527 FAX Number 608-743-1565

Loan Officer Wendy Bumgarner Email Address wbumgarner@johnsonfinancialgroup.com

BORROWER INFORMATION

Borrower's Name(s) Nicci Erdmann

Borrower's Current Address 211 S Prince St City, State, Zip Whitewater WI 53190

Borrower's Telephone Number (home) 262-470-1045 Borrower's email niccierdmann@gmail.com

Household Size 3 Are there children under 6 or pregnant women in household? ☐ Yes x ☐ No

Household Members (including all Borrowers): (use separate sheet for additional)

1. Name Nicci Erdmann Age 39 Annual Income $ 34,776
2. Name Ben Erdmann Age 12 Annual Income $ 00
3. Name Elizabeth Erdmann Age 11 Annual Income $ 00
4. Name Age Annual Income $

Total Estimated Annual Household Income $ 34,776 First-time Home Buyer? x ☐ Yes ☐ No

Is Borrower interested in applying for additional funds for rehab of home? ☐ Yes x ☐ No

PROPERTY INFORMATION

Property Address 218 E Main St

City Whitewater State Wisconsin Zip 53190 County Walworth

Listing Agent's Name Habitat for Humanity Listing Agent's Telephone Number

Listing Agent's email john.dawson@habitatwalworth.org Number of Bedrooms 3 Year house was built 2026

Purchase Price $300,000 Amount of Subsidy Requested (maximum is $25,000) $25,000

Anticipated Closing Date 11/30/26 Is the property currently occupied by renters? ☐ Yes x ☐ No

LOAN INFORMATION

First Mortgage Amount $119,000 Estimated Closing Costs $3,000

Borrower Contribution toward purchase $7,000 Other Down Payment Assistance $30,000 Movin Out, $5,000 JFG, $125,000 Habitat Housing Debt-to-Income Ratio 40% Total Debt-To-Income Ratio 41.4%

I certify that the above borrower(s) annual household income is equal to, or less than, 150% of the county median income, adjusted by household size, as indicated by the HUD Annual Income Limits, and this household is qualified to receive the direct subsidy under the Whitewater Down Payment Assistance guidelines. In addition, I agree to provide all the documents required by the City's Down Payment Assistance Program following the closing.

Wendy Bumgarner
Name of Authorized Officer

Community Loan Officer
Title of Authorized Officer

Wendy Bumgarner
Signature of Authorized Officer

10/27/2024
Date

DOWN PAYMENT ASSISTANCE LOAN PROGRAM

APPLICATION FORM

(Maximum lock period is 90 days. Please call if an extension is needed.)
This form should be completed, signed and sent via EMAIL to mbecker@whitewater-wi.gov

LENDER INFORMATION

Lender Name FORT COMMUNITY CREDIT UNION

Address 800 MADISON AVE City, State, Zip FORT ATKINSON, WI 53538

Telephone Number (920) 563-7305 FAX Number (920) 563-0327

Loan Officer ANDRES MORALES Email Address AMORALES@FORTCOMMUNITY.COM

BORROWER INFORMATION

Borrower's Name(s) JEREMY J KOCH

Borrower's Current Address 10619 N COUNTY LINE RD #53 City, State, Zip WHITEWATER WI 53190

Borrower's Telephone Number (home) (920) 723-2397 Borrower's email Kochjeremy44@gmail.com

Household Size 2 Are there children under 6 or pregnant women in household? ☐ Yes ☑ No

Household Members (including all Borrowers): (use separate sheet for additional)

1. Name JEREMY J KOCH Age 52 Annual Income $ 70,720.00
2. Name LISA L VOGEL Age 51 Annual Income $ 20,800.00
3. Name _____ Age _____ Annual Income $ _____
4. Name _____ Age _____ Annual Income $ _____

Total Estimated Annual Household Income $ 91,520.00 First-time Home Buyer? ☑ Yes ☐ No

Is Borrower interested in applying for additional funds for rehab of home? ☑ Yes ☐ No

PROPERTY INFORMATION

Property Address 342 N JEFFERSON ST

City WHITEWATER State Wisconsin Zip 53190 County WALWORTH

Listing Agent's Name HEATHER R SPIES Listing Agent's Telephone Number (262) 391-0006

Listing Agent's email HEATHERSELLSHOMES123@GMAIL.COM Number of Bedrooms 4 Year house was built 1930

Purchase Price $ 204,000.00 Amount of Subsidy Requested (maximum is $25,000) $ 25,000.00

Anticipated Closing Date 12/30/2026 OR BEFORE Is the property currently occupied by renters? ☐ Yes ☑ No

LOAN INFORMATION

First Mortgage Amount $ 163,200.00 Estimated Closing Costs $ 4,677.30

Borrower Contribution toward purchase $ 20,477.30 Other Down Payment Assistance $ N/A

Housing Debt-to-Income Ratio 22.95% Total Debt-To-Income Ratio 25.85%

I certify that the above borrower(s) annual household income is equal to, or less than, 150% of the county median income, adjusted by household size, as indicated by the HUD Annual Income Limits, and this household is qualified to receive the direct subsidy under the Whitewater Down Payment Assistance guidelines. In addition, I agree to provide all the documents required by the City's Down Payment Assistance Program following the closing.

ANDRES MORALES
Name of Authorized Officer

MORTGAGE LOAN OFFICER
Title of Authorized Officer

Signature of Authorized Officer

11/10/2026
Date

City of Whitewater
312 W. Whitewater St., Whitewater, WI
53190 Phone: 262-473-0148 •
Email: mbecker@whitewater-wi.gov

DOWN PAYMENT ASSISTANCE LOAN PROGRAM

APPLICATION FORM

(Maximum lock period is 90 days. Please call if an extension is needed.)
This form should be completed, signed and sent via EMAIL to arao@whitewater-wi.gov

LENDER INFORMATION

Lender Name: Fort Community Credit Union

Address: 800 Madison Ave City, State, Zip: Fort Atkinson WI 53538

Telephone Number: 920-563-7305 FAX Number: 920-563-0327

Loan Officer: Yesi Aldrich Email Address: yaldrich@fortcommunity.com

BORROWER INFORMATION

Borrower's Name(s): Colton M Travis

Borrower's Current Address: 3572 Minnie Ln City, State, Zip: Beloit WI 53511

Borrower's Telephone Number (home): 262-473-7152 Borrower's email: traviscoltonm@gmail.com

Household Size: 1 Are there children under 6 or pregnant women in household? ☐ Yes ☑ No

Household Members (including all Borrowers): (use separate sheet for additional)

1. Name: Colton M Travis Age: 21 Annual Income $: 85,000
2. Name: _____ Age: _____ Annual Income $: _____
3. Name: _____ Age: _____ Annual Income $: _____
4. Name: _____ Age: _____ Annual Income $: _____

Total Estimated Annual Household Income $: 85,000 First-time Home Buyer? ☑ Yes ☐ No

Is Borrower interested in applying for additional funds for rehab of home? ☐ Yes ☑ No

PROPERTY INFORMATION

Property Address: 906 E Milwaukee St

City: Whitewater State: Wisconsin Zip: 53190 County: Walworth

Listing Agent's Name: For Sale By Owner Listing Agent's Telephone Number: n/a

Listing Agent's email: n/a Number of Bedrooms: 3 Year house was built: 1938

Purchase Price $: 240,000 Amount of Subsidy Requested (maximum is $25,000) $: 25,000

Anticipated Closing Date: 12/18/2026 Is the property currently occupied by renters? ☐ Yes ☑ No

LOAN INFORMATION

First Mortgage Amount $: 192,000 Estimated Closing Costs $: 6,300

Borrower Contribution toward purchase $: 23,000 Other Down Payment Assistance $: 0

Housing Debt-to-Income Ratio: 23.377% Total Debt-To-Income Ratio: 31.367%

I certify that the above borrower(s) annual household income is equal to, or less than, 150% of the county median income, adjusted by household size, as indicated by the HUD Annual Income Limits, and this household is qualified to receive the direct subsidy under the Whitewater Down Payment Assistance guidelines. In addition, I agree to provide all the documents required by the City's Down Payment Assistance Program following the closing.

Yesenia Aldrich
Name of Authorized Officer

Mortgage Loan Officer
Title of Authorized Officer

Yesenia Aldrich
Signature of Authorized Officer

11/11/2026
Date

City of WHITEWATER

DOWN PAYMENT ASSISTANCE LOAN PROGRAM

APPLICATION FORM

(Maximum lock period is 90 days. Please call if an extension is needed.)
This form should be completed, signed and sent via EMAIL to arao@whitewater-wi.gov

LENDER INFORMATION

Lender Name UW Credit Union

Address 3750 University Ave City, State, Zip Madison WI 53705

Telephone Number 608-232-5000 x 2324 FAX Number 608-236-2305

Loan Officer Brad Sailing Email Address bsailing@uwcu.org

BORROWER INFORMATION

Borrower's Name(s) Edith Flores + Jaciel Flores Corrga

Borrower's Current Address 1144 W Florence St City, State, Zip Whitewater WI 53190

Borrower's Telephone Number (home) 262-755-8810 Borrower's email theFloresfamily2024@gmail.com

Household Size 2 Are there children under 6 or pregnant women in household? ☐ Yes ☒ No

Household Members (including all Borrowers): (use separate sheet for additional)

1.	Name Edith Flores	Age 38	Annual Income $	46,155.24
2.	Name Jaciel Flores Corrga	Age 30	Annual Income $	85,000.00
3.	Name	Age	Annual Income $	
4.	Name	Age	Annual Income $	

Total Estimated Annual Household Income $ 131,155.24 First-time Home Buyer? ☒ Yes ☐ No

Is Borrower interested in applying for additional funds for rehab of home? ☐ Yes ☒ No

PROPERTY INFORMATION

Property Address 1266 E Bluff Rd

City Whitewater State Wisconsin Zip WI 53190 County Walworth

Listing Agent's Name Tim Vandeville Jr Listing Agent's Telephone Number 262-865-4282

Listing Agent's email tim@trustinlegacy.com Number of Bedrooms 3 Year house was built 2026/2027

Purchase Price $ 344,900 Amount of Subsidy Requested (maximum is $25,000) $ 25,000

Anticipated Closing Date JAN 29.2027 Is the property currently occupied by renters? ☐ Yes ☒ No

LOAN INFORMATION

First Mortgage Amount $ 312,000 Estimated Closing Costs $ 7166.00

Borrower Contribution toward purchase $ 7900.00 Other Down Payment Assistance $

Housing Debt-to-Income Ratio 25.57% Total Debt-To-Income Ratio 49.96%

I certify that the above borrower(s) annual household income is equal to, or less than, 150% of the county median income, adjusted by household size, as indicated by the HUD Annual Income Limits, and this household is qualified to receive the direct subsidy under the Whitewater Down Payment Assistance guidelines. In addition, I agree to provide all the documents required by the City's Down Payment Assistance Program following the closing.

Brad A. Sailing — Name of Authorized Officer

Mortgage Loan Officer — Title of Authorized Officer

Brad A Sailing — Signature of Authorized Officer

11/12/2026 — Date

Community Development Authority

Meeting Date:	November 19, 2026
Agenda Item:	Home Renewal Loan Application for 630 S Wisconsin St
Staff Contact (name, email, phone):	Ashwini Rao, arao@whitewater-wi.gov

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

An application was submitted to the CDA for a home renewal loan pursuant to the terms and conditions of the City's Affordable Housing Fund Policy.

- Purpose: Replace windows ($15,938) and roof ($29,283).
- Based on the property's available equity and current program requirements, there is approximately $49,000 of borrowing capacity remaining before reaching the 110% loan-to-value (LTV) cap based on the 2026 appraisal provided by the applicant.

Based on the information reviewed, the applicant appears to meet the program's income and tax compliance requirements, and the proposed rehabilitation costs are generally consistent with available equity. All documentation required to support the requested loans has been received and reviewed by City Staff.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

N/A

FINANCIAL IMPACT
(If none, state N/A)

The $45,221 for the Home Renewal loan will utilize monies already on hand from the city's Affordable Housing Extension fund.

STAFF RECOMMENDATION

Staff recommends approval of Home Renewal Loan

ATTACHMENT(S) INCLUDED
(If none, state N/A)

- Loan Application
- Application compliance memo from Thrive ED

Hey arao@whitewater-wi.gov,

Home Renewal Loan Program Application in City Of Whitewater has received a new submission. You can view the submission below and download the copy attached to this email.

View in Thrillshare

Applicant(s) : Leon Nino

Address : 630 S Wisconsin St

2 full months of recent paycheck stubs in sequential order : Yes

Paycheck Upload : Screenshot_20260624_093106_Gallery.jpg

SSI, SSDI Award Letters (Must be for Current Year), if applicable : Yes

SSI, SSDI Award Letter Upload :
Screenshot_20260624_093349_Chrome.jpg,
Screenshot_20260624_093319_Chrome.jpg

Pension/Retirement verification (Must be Current Year), if applicable :
No

Pension/Retirement verification Upload :

Child support verification (Must be for Current Year), if applicable :
No

Child support verification Upload :

6 months of checking account statements : Yes

Checking account statements Upload :
Screenshot_20260624_093639_Associated Bank.jpg

1 month current statement for savings accounts, money market, certificate of deposits : Yes

Current statement for savings accounts, money market, certificate of deposits Upload : Screenshot_20260624_093715_Associated Bank.jpg

1 month current statement for retirement (401k) account. (You MUST provide verification/statements for all household assests. : Yes

Current statement for retirement (401k) account Upload : Screenshot_20260624_094019_Chrome.jpg

Copy of Homeowners Insurance Policy (Declaration Page) : Yes

Homeowners Insurance Declaration Page Upload : Screenshot_20260624_094626_Drive.jpg, Screenshot_20260624_094630_Drive.jpg

Property tax bill showing Fair Market Value. *All property taxes must be current : Yes

Property Tax Bill Upload : Screenshot_20260624_094943_Drive.jpg

Copy of most recent mortgage bill stating current mortgage balance. *Mortgage account must NOT show any late payments in last 12 months : Yes

Mortgage Bill Upload : Screenshot_20260624_095123_Drive.jpg, Screenshot_20260624_095234_Drive.jpg

Copy of most recent W-2 : Yes

W-2 Upload : Screenshot_20260624_095640_Gallery.jpg

Disability Verification letter from a doctor : Yes

Disability verification letter Upload : Screenshot_20260624_095957_LiveWell.jpg

Applicants Name : Leon Nino

Age : 30

Co-Applicants Name : Marlenne Nino

Age : 32

Current Address : 630 S Wisconsin St

Phone : 2627513405

Email address : Leonnino8@gmail.com

Can we contact you via email : Yes

Home is located in County of : : Walworth

Year house built : 1961

Number of bedrooms : 5

This information will not be used to discriminate against, exclude from participation in, or deny benefits to any applicant on the grounds of race, colors, religion, sex, age, handicap or nationality. :

Ethnicity : Hispanic or Latino

Race : White

Other :

Do any members of the household have a physical disability? : No

Are there any pregnant women or children under 6 living in the home? : Yes

Household members: (List all individuals living in the home, including self. Name, Age and Social Security No. (adults only) : Leon Nino 30, 635502655 Marlenne Nino 32,

Applicant Signature : LeonNino

Date : 2026-06-24 10:00 PM -0500

Co-Applicant :

Date :

You're receiving this email on behalf of City Of Whitewater. If you have any questions about how we process data you can view our Privacy Policy .

312 W Whitewater Street

Memorandum

To: Ashwini Rao, Economic Development Coordinator and Mason Becker, Community Development Director

From: Financial Partnership Manager

Date: November 10, 2026

Subject: Home Renewal Loan Program Review – Whitewater, Wisconsin

Based on our review of the applicants for the Home Renewal Loan Program, the household should qualify for the full five income-priority points.

As a reminder, we elected not to complete the full HUD income verification process for this application. However, based on the documentation provided and our review of available information, the household income appears to be approximately 30% of Area Median Income (AMI). While this figure should be considered an estimate rather than a formally certified HUD determination, it is a reasonable approximation for purposes of program scoring.

I also reviewed the Wisconsin Department of Revenue property tax records and found no indication that the applicant is delinquent on property taxes.

The following costs are estimated:

- Windows: $15,938
- Umbrella Environmental (TEK): $5,719
- Roofing (Heins): $29,283
- Lead Hazard Reduction Work (DJK): $2,125
- Asbestos Abatement (DJK): $5,850

Total Estimated Project Cost: $58,915

Based on the property's available equity and current program requirements, I estimate there is approximately $49,000 of borrowing capacity remaining before reaching the 110% loan-to-value (LTV) cap based on the 2026 appraisal provided by the applicant.

It is worth noting that this estimate may be somewhat conservative given the age of the appraisal. If, instead, it is calculated using the 2025 assessed value reported by Walworth County and assume a 1.2% property tax rate, the implied market value would be approximately $399,000. Under that valuation scenario, the available borrowing capacity could be somewhat higher than the current estimate at $58,900.

Based on the information reviewed, the applicants appear to meet the program's income and tax compliance requirements, and the proposed rehabilitation costs are generally consistent with available equity.

Heins Contracting
1930 S Stoughton Road
Madison, WI 53716
Phone: (608) 732-9063

Company Representative
Matt Nemitz
matt@heinscontracting.com

09/03/2026
Claim Information

Leon Nino
630 S Wisconsin St
Whitewater, WI 53190
(262) 751-3405

Job: Leon Nino

Roofing - Low Slope Section

White Tpo Flat Roof

- Remove existing roofing

**$75 per additional layer removal

- if osb is needed to replace it is $70 per sheet

- install new fiberboard with 14-16 screws per 4x8 sheet per code over existing taper system

- if taper foam or sheeting needs to be replaced at $4 sq ft

***install new fully adhered 60 mil white tpo

-install new perimeter tape

-install new pipe flashing 3

- haul away all waste

- pull all needed permits

- 30% down due upon sign

-rest to be paid after completion

$32,902.29

Sub Total	**$32,902.29**
Discount: 11 Year Anniversary Cash Discount	($3,619.25)
TOTAL	$29,283.04

Purchaser(s) Acknowledge(s):

- Purchaser(s) acknowledge receipt of a true copy of this contract, acknowledges they have read and know the contents and understands that no other agreements verbal or otherwise are binding on the parties there to and that same contains to the entire contract.
- HOMEOWNER MUST INFORM **BE HEINS CONTRACTING LLC** OF ANY ELECTRICAL OR HVAC WITHIN 4" OF ROOF DECK SURFACE. IF NOT INFORMED, **BE HEINS CONTRACTING LLC** IS NOT RESPONSIBLE FOR DAMAGING ANY UNKNOWN ITEMS/MATERIALS.
- Purchaser(s) agree(s) to pay **BE HEINS CONTRACTING, LLC,** or its assigns, the unpaid balance due on substantial completion to be paid upon all terms and conditions set forth herein including any necessary signatures on documents that may be requested by finance source or assigns to secure this transaction. Balance must be paid in full no later than 10 days after substantial completion. Penalties and/or interest may be applied if failure to pay with said terms.
- **NOTICE OF LIEN RIGHTS:** AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, **BE HEINS CONTRACTING, LLC,** HEREBY NOTIFIES OWNER(S) THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER(S) LAND MAY HAVE LIEN RIGHTS ON OWNER(S) LAND AND BUILDING IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO **BE HEINS CONTRACTING, LLC** ARE

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ESTIMATE

Window Concepts Milwaukee Inc.

2325 Parklawn Suite L
Waukesha, WI 53186
Phone: (262) 798-1212
Email: sethb@windowconceptsmilwaukee.com
Web: www.windowconceptsmilwaukee.com

Prepared For

Nino, Leon
630 S Wisconsin St
Whitewater, WI 53190
(262) 751-3405

Estimate #	2199
Date	11/10/2026

Description	Total
Windows	$15,938.00

Furnish and install custom-built Genuine Concept 1 Mezzo vinyl window line, including:
- (1) three-lite casement window with dimensions

Community Development Authority

Meeting Date:	November 19, 2026
Agenda Item:	Memo re Innovation Center tour
Staff Contact (name, email, phone):	Mason Becker, mbecker@whitewater-wi.gov, 262.443.4458

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

Previously, one of the CDA board members requested that the board be given an opportunity to tour the Innovation Center. As part of that, this meeting is being held in Room 105 at the Innovation Center. An optional tour will be given of the facility following the meeting. This is simply an opportunity for CDA board members to review the Innovation Center and ask questions.

While a quorum of the CDA may be present during the tour, no action will be taken.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

- N/A

FINANCIAL IMPACT
(If none, state N/A)

- N/A

STAFF RECOMMENDATION

- None.

ATTACHMENT(S) INCLUDED
(If none, state N/A)

- None.