



www.whitewater-wi.gov
Telephone: 262-473-0148
Fax: 262-222-5901

Office of Economic Development
312 W. Whitewater St.
Whitewater, WI 53190

January 28, 2025

To: John Donovan, Bielinski Homes

Geoff Hale, Land Owner

RE: Letter of Intent for Residential Development of Parcel /WUP 00332

Dear Mr. Donovan and Mr. Hale:

This Letter of Intent (“LOI”) sets forth the preliminary terms and conditions under which the City of Whitewater (“City”), Bielinski Homes (“Developer”), and Geoff Hale (“Landowner”) propose to facilitate the purchase and development of parcel WUP 00332 (“Property”) for a residential project consisting of 99 single-family homes. This LOI is non-binding and is intended to outline the general framework for a definitive agreement to be negotiated and executed among the parties.

1. Project Description

Bielinski Homes intends to acquire and develop the Property, located in the City of Whitewater, into a residential subdivision consisting of 99 single-family homes (“Project”). The development will align with the City’s comprehensive plan and applicable zoning ordinances.

2. City Support

The City of Whitewater will provide Tax Incremental Financing (TIF) assistance for the Project, subject to approval by the City Council and compliance with all statutory and procedural requirements. The TIF assistance will be provided up to 90% of the eligible Project costs as defined under Wisconsin Statutes §66.1105. Specific terms and conditions of the TIF assistance, including the nature of eligible costs, disbursement schedule, and performance requirements, will be outlined in a formal Development Agreement. Additionally, the City plans to work with its financial consultant, Ehlers, to amend the TIF district and project plan as necessary. The City agrees to take the required steps to amend the district and project plan to facilitate the success of the Project.

3. Responsibilities of the Developer

Bielinski Homes will:

- o Complete the acquisition of the Property from the Landowner.
- o Design and construct the residential subdivision in accordance with all applicable regulations and approved site plans.
- o Ensure timely completion of the Project milestones, including infrastructure and housing development.

4. Responsibilities of the Landowner

Geoff Hale will:

- o Facilitate the sale of the Property to Bielinski Homes at mutually agreed-upon terms.
- o Provide clear title to the Property at the time of sale.

5. Mutual Obligations

The City, Developer, and Landowner will work collaboratively to address any challenges, secure necessary approvals, and ensure the successful completion of the Project.

6. Next Steps

The parties will negotiate and execute definitive agreements, including but not limited to a Development Agreement between the City and Bielinski Homes, and a Purchase Agreement between Bielinski Homes and Geoff Hale. These agreements will detail the respective rights and obligations of the parties.

7. Non-Binding Nature

This LOI is intended as an expression of the parties' mutual intent and does not create legally binding obligations, except with respect to confidentiality, exclusivity (if applicable), and governing law provisions. The obligations of the parties will be set forth in definitive agreements to be executed.

8. Governing Law

This LOI shall be governed by and construed in accordance with the laws of the State of Wisconsin.

We look forward to working together to bring this important project to fruition. Please indicate your acknowledgment of and agreement to the terms outlined in this LOI by signing below.

Sincerely,

Sincerely,
Taylor Zeinert
Economic Development Director
City of Whitewater
262-473-0148



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Acknowledgment and Agreement

By signing below, Bielinski Homes and Pearson Hall Farm LLC to the terms and conditions set forth in this Letter of Intent.

A handwritten signature in blue ink, appearing to be "FB", written over a horizontal line.

Frank Bielinski, Date *1/31/2025*
President of Bielinski, Bielinski Homes, Inc.

A handwritten signature in blue ink, appearing to be "Geoff Hale", written over a horizontal line.

Geoff Hale, Date
Land Owner, Pearson Hale Farm LLC

A handwritten signature in blue ink, appearing to be "Taylor Reinert", written over a horizontal line.

Taylor Reinert, Date *2/5/25*
Economic Development Director, City of Whitewater

