



# CDA Agenda Item

Meeting Date:	February 26, 2025
Agenda Item:	Bielinski, LOI
Staff Contact (name, email, phone):	Taylor Zeinert <a href="mailto:tzeinert@whitewater-wi.gov">tzeinert@whitewater-wi.gov</a> 262-473-0148

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

Executive Summary:

Attached to this memo is a signed LOI between the City, Hale Farms LLC, and Bielinski Homes. This is LOI to ensure the sale /WUP 00332 and the creation of 99 Single family homes. Due to conditions brought on by the owner the LOI is no longer valid.

More Information:

The goal of building single family homes has been expressed by this body and outlined in the City’s strategic goal. In response ED Zeinert drafted a letter of Intent between the City, Hale Farms LLC and Bielenski Homes. The representation for Hale Farms LLC is Geoff Hale and the representative of Bielinski Homes is John Donovan. The goal of this LOI was to ensure that Bielinski built 99 homes on /WUP 00332.

During the course of discussions regarding the proposed development, it has come to our attention that the buyer has requested that the developer source all lumber exclusively from a company owned by the buyer. This request raises ethical and procurement concerns that do not align with the City’s standards for transparency, fairness, and validate the city’s procurement policy.

As such, the City cannot participate in an agreement that includes conditions requiring suppliers to be selected based on ownership affiliations rather than open and competitive considerations. We remain committed to fostering responsible economic growth while ensuring that all development agreements adhere to ethical and legal standards.

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

N/A

**FINANCIAL IMPACT**  
(If none, state N/A)

N/A

**STAFF RECOMMENDATION**

N/A

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

- LOI between the City, Hale Farms LLC, and Bielinski