



MEMORANDUM: History of CDA Engagement for Legal Services.

TO: John Weidl, City Manager

FROM: Bonnie Miller, CDA Administrative Assistant

Dated: September 28, 2023

The following is my knowledge of the CDA's history of engagement for legal services.

Mitchell J. Simon, Esq. Mitch served as CDA legal counsel from the creation of the Industrial Park until his death in August of 2017. I began working as a Legal Assistant for Mitch beginning in December of 1996 until I closed the office on his behalf and transferred client files to their owners.

Wallace K. McDonell, Esq. Wally was the City Attorney when Mitch became ill in 2016 and acted on behalf of the CDA by default. Attorney Simon directed me to share any of his work product on behalf of the City and/or the CDA to Attorney McDonell during that time. After Mitch's death, the CDA/City files were delivered to the City Clerk and remain a part of the permanent records at the Municipal Building.

Michael Grubb, Esq. Brennan Steil, S.C. engaged as a result of RFP (09/14/2017). Although the CDA engaged Mike Grubb, work product was done by an associate, Will Springer, Esq. Attorney Springer handled a few matters relating to outstanding CDA loans, but it was my experience that he was not adept at real estate transactions. Then CDA Director Cathy Anderson began a search for new legal counsel.

James J. Wawrzyn, Esq. I have found no evidence in the CDA records that the RFP process was followed, and I simply do not have time to give this matter an exhaustive search. The CDA records reflect that the subject of legal counsel was discussed at the 03/25/2021 CDA meeting which included a proposal from von Briesen & Roper, S.C. and a

proposal from Meisner & Tierney. Motion to select Meisner & Tierney passed by unanimous roll call vote. Engagement Letter dated April 12, 2021.

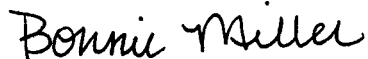
It is my recollection that Attorney Wawrzyn was slow to produce work product and the quality of that work product was less than satisfactory. I can remember a closing in which documents were being revised during the closing. In a conversation I had with then Finance Director Steve Hatton, he also expressed dissatisfaction with the work product.

City Attorney W. McDonell: To the best of my knowledge, the contract with Attorney Wawrzyn was not officially terminated, however, City Staff ceased referring matters to that firm. City Staff, on behalf of the CDA, again began referring legal matters to City Attorney McDonell for review. When the CDA purchased real estate from Rod and Mary Dalee on East Main Street/Jefferson Street in 2023, closing documents were prepared by Chicago Title Company. and I conducted the closing of the transaction at the Dalee's home.

City Attorney J. McDonell: Various development agreements currently in process have been prepared on behalf of the CDA by Kristen Fish-Peterson of Redevelopment Resources and reviewed by City Attorney Jonathan McDonell.

As of this date, the CDA does not have an official attorney.

Respectfully submitted,

A handwritten signature in black ink that reads "Bonnie Miller". The script is cursive and fluid.

Bonnie Miller