



**COPY**

December 1, 2022

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

Fine Food Arts LLC d/b/a Black Sheep  
Attn: Jay Stinson  
210 W. Whitewater Street  
Whitewater, WI 53190

Fine Food Arts LLC  
Attn: Jay Stinson  
625 Waters Edge Drive  
Whitewater, WI 53190

Re: Community Development Authority of the City of Whitewater, Wisconsin  
Fine Food Arts LLC \$31,810 Action Fund Loan Dated December 29, 2021

**Notice of Acceleration of Full Amount of Loan and Demand for Payment in Full**

Dear Mr. Stinson:

On December 29, 2021, Fine Food Arts LLC d/b/a The Black Sheep ("Fine Food Arts") entered into a Loan Agreement with the Community Development Authority of the City of Whitewater, Wisconsin ("CDA"), and, pursuant to the Loan Agreement, executed and delivered a Promissory Note from Fine Food Arts payable to the order of the CDA in the principal sum of \$31,810. The Loan Agreement is incorporated in its entirety into the Promissory Note, as provided for in paragraph 2 of the Promissory Note. Paragraph 10 of the Loan Agreement provides that, in the event Fine Food Arts, as the Borrower, ceases the active conduct of its business operations at the Facility in the City of Whitewater, and such cessation of such business continues for an un-interrupted period in excess of forty-five (45) days or exists of periods which total in excess of sixty (60) days within any twelve (12) month period, the entire outstanding balance of the loan shall become immediately due and payable at the option of the CDA.

Based upon the information obtained by the CDA, Fine Food Arts ceased the active conduct of its business operations at the Facility in the City of Whitewater on or before October 3, 2022 and since that time, has not recommenced active conduct of its business operations at the Facility in the City of Whitewater. The cessation of Fine Food Arts business operations at the Facility in the City of Whitewater has now continued for an un-interrupted period in excess of forty-five (45) days, and, accordingly, the CDA has the option to, and hereby notifies Fine Food Arts that it exercises its option to, declare the entire outstanding balance of the loan, together with interest, to be immediately due and payable.

Fine Food Arts LLC  
December 1, 2022  
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 COPY

The full amount due and payable as of December 15, 2022 is \$33,350.25, consisting of \$31,810 principal, plus accrued interest at 5% per annum for 11 months, 15 days of \$1,550.25. The full balance of principal plus accrued interest of \$33,350.25 bears interest after December 15, 2022 at the rate of 7.5% per annum or \$6.95 per day for each day after December 15, 2022.

Demand is hereby made for payment in full of the \$33,365.25 balance of principal plus accrued interest through December 15, 2022, together with additional interest in the sum of \$6.95 for each day subsequent to December 15, 2022 until payment in full is received. In the event payment in full of principal and all accrued and accruing interest is received within thirty (30) days of the date of this letter, the CDA will then provide a separate statement for reimbursement to the CDA for its costs incurred in collection of this loan, which amount will be due within thirty (30) days of issuance of that statement. In the event full payment of all principal and accrued and accruing interest has not been received within thirty (30) days of the date of this letter, this matter will be referred to litigation legal counsel for further proceedings.

Since the Loan Agreement provides Fine Food Arts address for notification purposes as Fine Food Arts LLC, Attention: Jay Stinson, 210 W. Whitewater Street, Whitewater, WI 53190, one duplicate original of this notice and demand letter is being mailed to that address, as specified in the Loan Agreement, and, in addition, based upon the best available information as to a current mailing address for Fine Food Arts, a duplicate original of this notice and demand letter is also being mailed to Fine Food Arts LLC, Attention: Jay Stinson, 625 Waters Edge Drive, Whitewater, WI 53190 in a good faith effort attempt to ensure that this letter is actually delivered and received by Fine Food Arts LLC.

If you should have any questions regarding the foregoing, please contact:

Steve Hatton, Finance Director  
[shatton@whitewater-wi.gov](mailto:shatton@whitewater-wi.gov)  
262-473-1380

Sincerely,

COMMUNITY DEVELOPMENT AUTHORITY OF  
THE CITY OF WHITEWATER, WISCONSIN

By: 

Patrick Singer, Chairman

Attest: 

James D. Allen, Vice-Chairman

PAS/blm

cc: Wallace K. McDonell, Esq.  
Steve Hatton, Finance Director

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Certified Mail Fee

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- ☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

*Jay Stinson*  
 Street and Apt. No., or PO Box No.  
*741 Myrtle Way, Apt. 200*  
 City, State, ZIP+4®  
*Janesville, WI 53545-9120*

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

*Jane Stinson*

C. Date of Delivery

*12/10/22*

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

- ☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
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- ☐ Priority Mail Express®  
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☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Jay Stinson*  
*741 Myrtle Way, Apt. 200*  
*Janesville, WI 53545-9120*



9590 9402 4910 9032 2701 95

2. Article Number (Transfer from service label)

*7020 1290 0001 8481 1400*

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

7017 3040 0000 2853 1775

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CERTIFIED MAIL® RECEIPT  
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Certified Mail Fee  
\$ 4.00

Extra Services & Fees (check box, add fee as appropriate)  
☒ Return Receipt (hardcopy) \$ 3.25  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage  
\$ .57

Total Postage and Fees  
\$ 7.82

Sent To  
FINE FOOD ARTS LLC Attn. Jay Stinson  
Street and Apt. No., or PO Box No.  
625 WATERS EDGE DR.  
City, State, ZIP+4®  
WHITEWATER, WI 53190

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WHITEWATER POST OFFICE  
Postmark Here  
022  
WHITEWATER, WI 53190 USPS

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	<div>A. Signature X </div> <div><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</div>
1. Article Addressed to: FINE FOOD ARTS LLC ATTN. Jay Stinson 625 Waters Edge Dr. Whitewater, WI 53190	<div>B. Received by (Printed Name) Jay Stinson</div> <div>C. Date of Delivery 12/10/22</div>
2. Article Number (Transfer from service label) 7017 3040 0000 2853 1775	<div>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</div>
9590 9402 3687 7335 8455 82	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt

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<b>OFFICIAL USE</b>	
Certified Mail Fee	4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.25
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	0.57
Total Postage and Fees	7.82
Sent To <u>Fine Food Arts LLC</u>	
Street and Apt. No., or PO Box No. <u>210 W. WHITEWATER ST.</u>	
City, State, ZIP+4® <u>WHITEWATER, WI 58190</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

