

February 9, 2026

Deanna Sawicki & Michael Sawicki

6601 W. National Ave



Dear Deanna & Michael:

Pursuant to your application and information provided by you regarding the establishment of an entertainment venue to be located at 6601 W. National Avenue, the Common Council of the City of West Allis ("City") hereby agrees to make a loan to you, in accordance with the federal Community Development Block Grant regulations and the following specific terms and conditions:

1. Borrower. The Borrower shall be Dunnwick's LLC d/b/a Black Rose
2. Guarantors. Deanna Sawicki and Michael Sawicki
3. Project. Loan proceeds are to be used for the establishment of a cocktail bar and restaurant business located at 6601 W. National Avenue, West Allis, WI 53214
4. Loan Amount. The loan amount shall not exceed One Hundred Thousand Dollars (\$100,000) comprised of the following:
 - A. \$50,000 Forgivable Loan ("Loan A") Instore Program that will be used for National Avenue Commercial Corridor. Funding source – Tax Increment District #7. Disbursement of the aggregate principal will be at loan closing with proper paid invoices or purchase orders. The loan will be evidenced by a note payable by the Borrower to the City. The loan will have monthly interest payments with a pro-rated portion of principal forgiven at anniversary of loan closing each year for five years.
 - B. \$50,000 Economic Development Assistance Loan ("Loan B"). Funding source – Tax Increment District #7. Disbursement of the aggregate principal will be at loan closing with proper paid invoices or purchase orders. The loan will be evidenced by a note payable by the Borrower to the City
5. Interest Rate. (To be computed on basis of 360-day year.) Today, the interest rate is four percent (4%) per annum. In the event of default, all unpaid principal and interest shall bear interest at the rate of eighteen percent (18.0 %) per annum until paid.
6. Term.
 - A. Loan A shall be 5 years or 60 months.
 - B. Loan B shall be 10 years or 120 months.
7. Payments. Payments will be as follows:
 - A. Forgivable loan terms: No interest and principal payments for the first 6 months following the date of closing.

- Interest only payments, beginning the 7th month after closing.
- 20% of the principal shall be forgiven each year for 5 years

B. Traditional loan terms: No interest and principal payments for the first 6 months following the date of Closing.

- Principal and interest payments beginning the 7th month after closing.
- Interest on the loan will be 4.00%. There will be a balloon payment for the final payment.

8. Late Charge. A late charge not to exceed one percent (1%) on each dollar of each payment, which is more than ten (10) days in arrears may be collected provided that no such charge shall exceed the maximum amount which may be charged according to law.
9. Security. As security for the loan, the Borrower will deliver to the City:
- A. General Business Security Agreement on the assets purchased with City of West Allis funds.
 - B. Unlimited Personal Guaranty from Deanna Sawicki and Michael Sawicki in the amount of the loan
10. Loan Processing Fee. A non-refundable fee of One Thousand Dollars (\$1,000) to be paid upon acceptance and delivery of this Commitment. (Borrower may elect to include this fee in the terms of the note). The fee is compensation to the City for making the loan and shall be fully and completely earned upon acceptance of this Commitment by the Borrower.
11. Maturity Date.
- A. Loan A: April 1, 2031.
 - B. Loan B: April 1, 2036.
12. Closing Date. The loan shall close on or before April 1, 2026.
13. Prepayment Privilege. The loan may be prepaid, in whole or in part, at any time without penalty or restriction.
14. Insurance. Coverage on all personal property pledged to City of West Allis as security for the Loan. Prior to closing, Borrower to provide City of West Allis with evidence of hazard insurance policies naming City of West Allis as loss payee and additional insured on all Project Property.
15. Job Creation/Retention. Borrower agrees with the following:

Borrower agrees to share the completed annual year end employment survey administered by City of West Allis staff. Employment statistics will be shared with Loan Task Force Committee.

16. General Conditions. Loan is subject to bank financing approval in order to close. Dunnwick's LLC is also required to provide a completed W9 form prior to closing.
17. Financial Statements. Borrower to provide City of West Allis with quarterly financial statement within 30-days of the end of each quarter; annual financial statement within 45 days of the end of each year. Borrower to provide annual tax returns within 30-days after their timely filing.
18. Acceptance. Except as provided in the General Conditions, this Commitment shall be deemed binding upon the City if the City receives an unqualified acceptance by the Borrower of the terms and provisions contained herein, evidenced by the Borrower properly executing this document below and delivering it to the office of the undersigned on or before April 1, 2026, along with the non-refundable loan processing fee and the written guarantee of the loan by Deanna Sawicki and Michael Sawicki. If not so accepted, the City shall have no further obligation hereunder.

ACCEPTANCE

The foregoing Commitment, as well as the terms and conditions referred to therein, are hereby accepted.

Dunnwick's, LLC

Date: _____

By: _____
Deanna Sawicki, Owner

Date: _____

By: _____
Michael Sawicki, Owner

Received Acceptance and Loan Processing Fee:

By: _____
Patrick Schloss,
Executive Director

Date: _____