



City of West Allis

Meeting Agenda

Community Development Authority

Gerald C. Matter, Chair
Wayne Clark, Vice-Chair
Karin M. Gale, Donald Nehmer, Michael Suter
Ald. Kevin Haass, Ald. Martin Weigel
Patrick Schloss, Economic Development Executive Director

Thursday, January 26, 2023

6:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [23-0014](#) December 19, 2022

Attachments: [December 19, 2022](#)

D. MATTERS FOR DISCUSSION/ACTION

2. [23-0046](#) Resolution to approve a Termination of Memorandum of Agreements between PyraMax Bank, FSB, and the Community Development Authority of the City of West Allis.

Attachments: [Termination of Memorandum of Agreements - PyraMax Bank, FSB](#)

[CDA Res. No. 1433 - Termination of Memorandum of Agreement - PyraMax Ba](#)

3. [23-0047](#) Resolution to approve an Estoppel Certificate relative to a Memorandum of Agreement between PyraMax Bank, FSB and Community Development Authority of the City of West Allis.

Attachments: [Estoppel Development Agreement](#)

[CDA Res. 1434 - Estoppel Certificate RE Memorandum of Agreement - PryaMa](#)

4. [23-0048](#) Resolution to approve a restructure of payments of an existing loan to Whitnall-Summit Company, LLC for the property located at 6600 W. Washington St. and other relevant properties.

Attachments: [CDA Res. 1436 - Restructure payments - existing loan - Whitnall-Summit - 6600](#)

[Proposed New CDA Amort 1.11.23](#)

5. [23-0050](#) Discussion regarding the dissolution of Tax Incremental District Number Five (Six Points Farmers Market Area) of the City of West Allis.

6. [23-0051](#) Discussion regarding the dissolution of the Tax Increment District Number Seven (Summit Place) and authorization to distribute excess increment to overlying taxing districts.
7. [23-0052](#) Discussion on 84th and Greenfield Avenue Redevelopment Area.
8. [23-0053](#) Discussion on 65th and Greenfield Avenue Redevelopment Area.
9. [23-0054](#) Discussion on 102nd and Lincoln Avenue Redevelopment Area.
10. [22-0584](#) Consideration relative to Report on Redevelopment Initiatives:
 - a. 84th & Greenfield/TIF Number Eleven
 - b. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
 - c. The Market/TIF Number Fifteen
 - d. S. 70th St. & W. Washington St. Corporate Office Corridor Plan/TIF Number Sixteen
 - e. S. 102 St. and W. Lincoln Ave. – West Lincoln Corridor /TIF Number Seventeen
 - f. Hwy. 100 Corridor
 - g. Beloit Road Senior Housing Complex
 - h. W. National Ave. Corridor
 - i. Motor Castings Site – 1323 S. 65 St.
 - j. 116th & Morgan Ave.
 - k. 92nd St.and Greenfield Ave. - Former St. Aloysius

For agenda items, 4, 8-9 the committee may convene in closed session pursuant to the provisions of Section 19.85(1)(e) of the state statutes for the purpose of deliberating the investing of public funds whenever competitive or bargaining reasons require a closed session. This committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.

E. ADJOURNMENT



All meetings of the Community Development Authority are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

NON-DISCRIMINATION STATEMENT

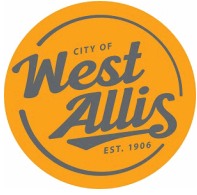
The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.



City of West Allis

Meeting Minutes

Community Development Authority

Gerald C. Matter, Chair
Wayne Clark, Vice-Chair
Karin M. Gale, Donald Nehmer, Michael Suter
Ald. Kevin Haass, Ald. Martin Weigel
Patrick Schloss, Economic Development Executive Director

Monday, December 19, 2022

6:00 PM

City Hall, Art Gallery
7525 W. Greenfield Ave.

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

B. ROLL CALL

Present 7 - Mr. Wayne Clark, Ms. Karin M. Gale, Mr. Donald Nehmer, Ald. Kevin Haass, Ald. Martin J. Weigel, Mr. Gerald C. Matter, and Michael Suter

Others Attending

Jason Kaczmarek, Finance Director/Comptroller
Bob Monnat, Mandel Group

Patrick Schloss, Economic Development, Executive Director
Shaun Mueller, Economic Development, Development Project Manager
Carson Coffield, Economic Development Specialist

C. APPROVAL OF MINUTES

1. [22-0710](#) October 11, 2022

Attachments: [October 11, 2022](#)

Ald. Haass moved to approve this matter, Mr. Nehmer seconded, motion carried.

D. MATTERS FOR DISCUSSION/ACTION

2. [22-0711](#) Resolution approving a Purchase and Sale Agreement and Development Agreement for the sale of land between the Community Development Authority of the City of West Allis and Makers Row QOZB, LLC.

Attachments: [CDA Res 1429 - Purchase & Sale Agreement - Makers Row QOZB, LLC \(12-19-22\)](#)

Discussed in closed session, followed by voting in open session.

Ald. Weigel moved to approve this matter, Ald. Haass seconded, motion carried.

3. [22-0712](#) Resolution to approve National Avenue Commercial Corridor Code Compliance Forgivable Loan for R&K Koehn LLC, for the property at 1829 S. 68th St., West Allis in the amount of up to \$8,500.

Attachments: [CDA Res 1430 -1829 S 68 St - Forgivable Loan - R & J Koehn LLC \(12-19-22\)](#)
[Forgivable Loan Agreement 12.19.22](#)

Ald. Haass moved to approve this matter, Ald. Weigel seconded, motion carried.

4. [22-0713](#) Discussion on the report on the City of West Allis Tax Increment Districts.

Attachments: [TID Report 2022 12.5.22](#)

This matter was Discussed.

5. [22-0714](#) Resolution to approve an extension to the Letter of Intent Agreement with Baum Revision, LLC., for property located at 6771 W. National Ave. and potentially portions of 67** W. Mitchell St. (Tax Key No. 453-0564-002 and portions of Tax Key No. 454-0251-001).

Attachments: [CDA Res 1431-6771 Baum Revision Letter of Intent \(12-19-22\)](#)

Ald. Haass moved to approve this matter, Mr. Nehmer seconded, motion carried.

6. [22-0715](#) Discussion regarding redevelopment of the area of 83rd and National Avenue.

This matter was Discussed in closed session.

7. [22-0716](#) Discussion regarding 84th and Greenfield Avenue Redevelopment Area.

This matter was Discussed in closed session.

8. [22-0721](#) Resolution approving the selection of Ramboll, Ayres Associates and Kapur & Associates as consultants to assist the Community Development Authority on projects associated with the Environmental Protection Agency's Brownfield Site Assessment Grant.

Attachments: [CDA Res 1432 -Consultants - EPA Brownfield Site Assessment Grant \(12-19-22\)](#)

Ald. Haass moved to approve this matter, Mr. Clark seconded, motion carried.

9. [22-0584](#) Consideration relative to Report on Redevelopment Initiatives:
- a. 84th & Greenfield/TIF Number Eleven
 - b. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
 - c. The Market/TIF Number Fifteen
 - d. S. 70th St. & W. Washington St. Corporate Office Corridor Plan/TIF Number Sixteen
 - e. S. 102 St. and W. Lincoln Ave. – West Lincoln Corridor /TIF Number Seventeen
 - f. Hwy. 100 Corridor
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 - j. 116th & Morgan Ave.
 - k. 92nd St.and Greenfield Ave. - Former St. Aloysius

Items h & j were discussed in open session.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Ald. Weigel, seconded by Ald. Haass to adjourn at 7:07 p.m.



All meetings of the {bdName} are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.

**TERMINATION OF
MEMORANDUM OF AGREEMENTS**

Document Number

Document Title

THIS TERMINATION OF MEMORANDUM OF AGREEMENTS (this "Termination") is made and entered into as the ____ day of January 2023 (the "Effective Date"), by and between the **COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS** ("Seller") and **PYRAMAX BANK, FSB** ("Buyer").

W I T N E S S E T H

WHEREAS, Seller and Buyer entered into that certain Agreement for Purchase and Sale and that certain Development Agreement, both dated as of July 9th, 2007 (collectively, the "Agreements");

WHEREAS, pursuant to certain provisions of the Agreements Seller and Buyer caused to be recorded a Memorandum of Agreements which was recorded with the Register of Deeds for Milwaukee County, Wisconsin on September 27, 2007 as Document No. 9499630 (the "Memorandum") related to the real property legally described on Exhibit A attached hereto and incorporated herein (the "Property"); and

WHEREAS, Seller and Buyer now wish to terminate the Memorandum and Agreements.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Termination**. Seller and Buyer hereby agree that, as of the Effective Date, the Memorandum and Agreements are hereby terminated and of no further force and effect, that neither the Memorandum nor the Agreements affect the Property, and neither party has any outstanding obligations to the other party related to the Memorandum or Agreements.
2. **Counterparts**. This Termination may be executed in one or more counterparts which, when taken together, shall constitute one original.

[SIGNATURE PAGES FOLLOW]

Recording Area

Name and Return Address

452-0703-001

Parcel Identification Number (PIN)

IN WITNESS WHEREOF, the parties have executed this Termination as of the Effective Date.

SELLER:

**COMMUNITY DEVELOPMENT
AUTHORITY OF THE CITY OF WEST
ALLIS**

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF _____)

Personally came before me this ____ day of _____ 2023 the above-named _____, as the _____ of the Community Development Authority of the City of West Allis, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of said Authority.

Print Name: _____
Notary Public, State of Wisconsin
My Commission: _____

[Signature page to Termination of Memorandum of Agreements]

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1 of Certified Survey Map No. 7956 recorded August 15, 2007 in the Office of the Register of Deeds for Milwaukee County, Wisconsin as Document No. 9480221, being a redivision of Lots 1 and 2 in Block 8, in Continuation of Conklin Park Subdivision in the Southwest 1/4 of the Northeast 1/4 of Section 4, in Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin, TOGETHER WITH the vacated West 3 feet of South 80th Street adjoining said Lot 2 on the East.

For informational purposes only:

8001 W. National Ave., West Allis, WI 53214

COMMUNITY DEVELOPMENT
AUTHORITY CITY OF WEST ALLIS
RESOLUTION NO: 1433
DATE ADOPTED: January 26, 2023

Resolution to approve a Termination of Memorandum of Agreements between PyraMax Bank, FSB, and the Community Development Authority of the City of West Allis.

WHEREAS, the Community Development Authority entered into a Memorandum of Agreements in July 2007, relating to the redevelopment of 0.499 acres of land at W. National Avenue and S. 80 St.; and,

WHEREAS, the Agreement was for the development of a PyraMax Bank branch; and,

WHEREAS, the terms and conditions of the Development Agreement and Purchase and Sale Agreement have been satisfied per the Agreement; and,

WHEREAS, the Executive Director recommends approval of the attached Termination of Memorandum of Agreements incorporated herein by reference.

NOW, THEREFORE BE IT RESOLVED, by the Community Development Authority of the City of West Allis hereby approves as follows:

1. Authorizes a Termination of Memorandum of Agreements between Community Development Authority and PyraMax Bank, FSB.
2. Authorizes the Executive Director to make such non-substantive changes, modifications, additions, and deletions to and from the various provisions reasonably necessary to complete the transactions contemplated therein.
3. The City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the Agreement, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority

ESTOPPEL CERTIFICATE

January ____, 2023

Re: Development Agreement dated July 9, 2007, as evidenced by Memorandum of Agreements dated August 8, 2007, of record at Instrument No. 09499630, Register's Office for Milwaukee County, Wisconsin (collectively, the "Development Agreement"), by and between Pyramax Bank, F.S.B. ("Pyramax") and the Community Development Authority of The City of West Allis ("CDA").

WMG Acquisitions, LLC, a Delaware limited liability company ("Purchaser") has entered into that certain contract dated September 19, 2022 (the "Contract"), with Pyramax with respect to the purchase of certain real property located at 8001 W. National Avenue, West Allis, Milwaukee, Wisconsin, as more particularly described on Exhibit "A" attached hereto (the "Property").

CDA hereby certifies to Purchaser, and its permitted successors and assigns, as of the date first written above, as follows:

1. The Development Agreement is unmodified, except for as provided above, and is in full effect;
2. There are currently no past due fees, fines and assessments, including interest thereon, due to any party with respect to the Property in accordance with the Development Agreement; and
3. There are no construction or maintenance obligations outstanding with respect to the Property under the Development Agreement.
4. The Property and all improvements thereon are in good standing with respect to the terms of the Development Agreement.
5. To the extent required by the Development Agreement, the CDA consents to the transfer of the Property and assignment of the Development Agreement from Pyramax to Purchaser (or its affiliates).

[Signature Page Follows]

IN WITNESS WHEREOF, CDA has executed this Estoppel Certificate as of the day and year first above written.

**Community Development Authority of
The City of West Allis**

By: _____

Name: _____

Its: _____

EXHIBIT "A"
TO ESTOPPEL CERTIFICATE

LEGAL DESCRIPTION OF PROPERTY

Parcel 1 of Certified Survey Map No. 7956 recorded August 15, 2007 in the Office of the Register of Deeds for Milwaukee County, Wisconsin as Document No. [9480221](#), being a redivision of Lots 1 and 2 in Block 8, in [Continuation of Conklin Park Subdivision](#) in the Southwest 1/4 of the Northeast 1/4 of Section 4, in Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin, TOGETHER WITH the vacated West 3 feet of South 80th Street adjoining said Lot 2 on the East. EXCEPTING THEREFROM that part conveyed to the City of West Allis for road purposes as described in Warranty Deed recorded January 3, 2019 as Document No. [10839285](#).

For informational purposes only:

Property Address: 8001 West National Avenue, West Allis, WI 53214

Tax Key Number: 452-0703-001

COMMUNITY DEVELOPMENT
AUTHORITY CITY OF WEST ALLIS
RESOLUTION NO: 1434
DATE ADOPTED: January 26, 2023

Resolution to approve an Estoppel Certificate related to the Development Agreement between PyraMax Bank, FSB, and the Community Development Authority of the City of West Allis.

WHEREAS, the Community Development Authority entered into a Memorandum of Agreements in July 2007, relating to the redevelopment of 0.499 acres of land at W. National Avenue and S. 80 St.; and,

WHEREAS, the PyraMax Bank FSB is selling the site to WMG Acquisitions, LLC, and requested Estoppel Certificate relative to the waiver terms of the Development Agreement that was for the development of a PyraMax Bank branch; and,

WHEREAS, the terms and conditions of the Development Agreement and Purchase and Sale Agreement have been satisfied per the Agreement; and,

WHEREAS, the Executive Director recommends approval of the attached Estoppel Certificate incorporated herein by reference.

NOW, THEREFORE BE IT RESOLVED, by the Community Development Authority of the City of West Allis hereby approves as follows:

1. Authorizes the attached Estoppel Certificate be provided relative to the agreements between the Community Development Authority and PyraMax Bank, FSB.
2. Authorizes the Executive Director to make such non-substantive changes, modifications, additions, and deletions to and from the various provisions reasonably necessary to complete the transactions contemplated therein.
3. The City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the Agreement, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority

COMMUNITY DEVELOPMENT
AUTHORITY CITY OF WEST ALLIS
RESOLUTION NO: 1436
DATE ADOPTED: January 26, 2023

Resolution to approve a restructure of payments of an existing loan to Whitnall-Summit Company, LLC for the property located at 6600 W. Washington St. and other relevant properties.

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority") has provided previous loans to Whitnall-Summit Company, LLC (Whitnall-Summit) for the development of the Whitnall Summit office complex in West Allis; and,

WHEREAS, Whitnall-Summit has requested interest only payments on the loan for a period of two years as outlined on the attached amortization schedule; and,

WHEREAS, Whitnall-Summit has shared those recent challenges with occupancy and potential future issues as the office market evolves; and

WHEREAS, the Executive Director recommends approval of the proposed restructure of payments.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis as follows:

1. That the Executive Director of the Community Development Authority of the City of West Allis is hereby approved the of payments of an existing loan to Whitnall-Summit Company, LLC for the property located at 6600 W. Washington St. and other relevant properties.
2. That the Executive Director, or his designee, is hereby authorized and directed to take any and all other actions on behalf of the Community Development Authority of the City of West Allis which is deemed necessary or desirable in connection with this Resolution including, without limitation, negotiating, executing, delivering, and performing obligations under any and all documents in connection with the Project including, without limitation, development agreements, property management agreements, consulting agreements, escrow agreements, certificates, affidavits, reimbursement agreements, assignment agreements, and granting of Access Easements..
3. That the Executive Director, or his designee, is hereby authorized and directed to take any and all other actions deemed necessary or desirable by him to effectuate the intent of the foregoing Resolutions.
4. That the City Attorney is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of any and all loan commitments, loan agreements, mortgages, notes, guaranties, security agreements, escrow agreements, certificates, affidavits, assignment agreements, pledges, disbursing agreements, subordination agreements, environmental agreements, indemnification agreements, land use restriction agreements, operating reserve agreements, replacement reserve agreements, working capital agreements, grant agreements and financing statements, development agreements, property management agreements, consulting agreements, escrow agreements, certificates, affidavits, reimbursement agreements, assignment agreements, attachments, exhibits, addendums, amendments and/or any other documents as may be necessary, proper and convenient to correct inconsistencies, eliminate ambiguity, and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

4. BE IT FURTHER RESOLVED that the Community Development Authority of the City of West Allis hereby approves and authorizes the Executive Director, or his designee, to execute and deliver the above referenced documents and agreements and all necessary documents relating to the loans issued to Whitnall-Summit Company, LLC, or related entities.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority

Proposed New Amortization Schedule 1.11.23

CDA Loan Amortization Schedule

Loan Amount \$375,459.26
Annual Interest 4.75%

\$ 375,459.26

Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
1/30/23	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
2/28/23	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
3/30/23	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
4/30/23	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
5/30/23	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
6/30/23	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
7/30/23	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
8/30/23	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
9/30/23	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
10/30/23	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
11/30/23	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
12/30/23	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
1/30/24	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
2/29/24	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
3/30/24	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
4/30/24	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
5/30/24	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
6/30/24	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
7/30/24	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
8/30/24	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
9/30/24	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
10/30/24	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
11/30/24	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
12/30/24	\$ 375,459.26	\$ 1,486.19	\$ -	\$ 1,486.19	\$ 375,459.26
1/30/25	\$ 375,459.26	\$ 16,429.91	\$ 14,943.72	\$ 1,486.19	\$ 360,515.54
2/28/25	\$ 360,515.54	\$ 16,429.91	\$ 15,002.87	\$ 1,427.04	\$ 345,512.67
3/30/25	\$ 345,512.67	\$ 16,429.91	\$ 15,062.26	\$ 1,367.65	\$ 330,450.42
4/30/25	\$ 330,450.42	\$ 16,429.91	\$ 15,121.88	\$ 1,308.03	\$ 315,328.54
5/30/25	\$ 315,328.54	\$ 16,429.91	\$ 15,181.73	\$ 1,248.18	\$ 300,146.81
6/30/25	\$ 300,146.81	\$ 16,429.91	\$ 15,241.83	\$ 1,188.08	\$ 284,904.98
7/30/25	\$ 284,904.98	\$ 16,429.91	\$ 15,302.16	\$ 1,127.75	\$ 269,602.82
8/30/25	\$ 269,602.82	\$ 16,429.91	\$ 15,362.73	\$ 1,067.18	\$ 254,240.08
9/30/25	\$ 254,240.08	\$ 16,429.91	\$ 15,423.54	\$ 1,006.37	\$ 238,816.54
10/30/25	\$ 238,816.54	\$ 16,429.91	\$ 15,484.59	\$ 945.32	\$ 223,331.95
11/30/25	\$ 223,331.95	\$ 16,429.91	\$ 15,545.89	\$ 884.02	\$ 207,786.06
12/30/25	\$ 207,786.06	\$ 16,429.91	\$ 15,607.42	\$ 822.49	\$ 192,178.64
1/30/2026	\$ 192,178.64	\$ 16,429.91	\$ 15,669.20	\$ 760.71	\$ 176,509.43
2/28/2026	\$ 176,509.43	\$ 16,429.91	\$ 15,731.23	\$ 698.68	\$ 160,778.21
3/30/2026	\$ 160,778.21	\$ 16,429.91	\$ 15,793.50	\$ 636.41	\$ 144,984.71
4/30/2026	\$ 144,984.71	\$ 16,429.91	\$ 15,856.01	\$ 573.90	\$ 129,128.70
5/30/2026	\$ 129,128.70	\$ 16,429.91	\$ 15,918.78	\$ 511.13	\$ 113,209.92
6/30/2026	\$ 113,209.92	\$ 16,429.91	\$ 15,981.79	\$ 448.12	\$ 97,228.13
7/30/2026	\$ 97,228.13	\$ 16,429.91	\$ 16,045.05	\$ 384.86	\$ 81,183.09
8/30/2026	\$ 81,183.09	\$ 16,429.91	\$ 16,108.56	\$ 321.35	\$ 65,074.53
9/30/2026	\$ 65,074.53	\$ 16,429.91	\$ 16,172.32	\$ 257.59	\$ 48,902.20
10/30/2026	\$ 48,902.20	\$ 16,429.91	\$ 16,236.34	\$ 193.57	\$ 32,665.86
11/30/2026	\$ 32,665.86	\$ 16,429.91	\$ 16,300.61	\$ 129.30	\$ 16,365.26
12/30/2026	\$ 16,365.26	\$ 16,430.03	\$ 16,365.25	\$ 64.78	\$ 0.00