

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on sign grant request for Craft 30, 908 Michigan Avenue.

REPORT PREPARED BY: Chad Pelishek, Director of Planning & Development

REPORT DATE: January 22, 2020

MEETING DATE: January 29, 2020

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Craft30 has made a request for a sign grant for their new location at 908 Michigan Avenue. Two bids were received from Sign Me Up in the amount of \$2,690 and Integrated Foam Solutions for \$2,900. Craft30 prefers to proceed with Sign Me Up. Grant requirements allow for reimbursement up to 50 percent of the project.

STAFF COMMENTS:

None.

ACTION REQUESTED:

Motion to approve the sign grant request for \$1,345 for Craft30, 908 Michigan Avenue

ATTACHMENTS:

- I. Sign Grant Application and Attachments

CITY OF SHEBOYGAN

Revised November 2009

APPLICATION AND REQUIREMENTS SIGN GRANT PROGRAM

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104, Sheboygan, WI 53081 prior to the fabrication and installation of the sign. No grants will be awarded for sign projects that are started or completed. Applications that are not complete or that are not legible will not be accepted.

1. PURPOSE

- To encourage the development of signage which reflects and augments the historic architectural character of structures in the downtown commercial district.

2. GENERAL INFORMATION

DATE OF APPLICATION SUBMITTAL: Jan 22 2020

NAME OF FIRM: Craft 30 (Brewhub LLC)

CONTACT PERSON: Ruben Torres

ADDRESS: N7772 Lakeshore Road Sheboygan WI 53083

PHONE NO.: 920 980-3209 FAX NO.: _____

E-MAIL ADDRESS: rubedizzo9@yahoo.com

ZONING CLASSIFICATION: Commercial

3. PROJECT COSTS (Must be verified by written estimates from contractors)

NAME OF CONTRACTOR: Sign Me up!!

SIGN COST: \$ 2690. + 5.5 sales tax 2837.95

INSTALLATION COST: \$ Included

TOTAL: \$ 2837.95

4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.


APPLICANT'S SIGNATURE

1/22/20
DATE

Ruban Torres J.R.
PRINT ABOVE NAME

5. APPLICATION SUBMITTAL REQUIREMENTS

- Provide a scaled architectural drawing of the proposed new sign. Drawing should accurately depict the colors, materials and light sources for the sign and its location on the building.
- A color photograph of the building.
- Submit two estimates with application.

4. ELIGIBILITY

- Business located or relocating in the City of Sheboygan Harbor Centre, whose existing signage is inadequate, not in keeping with the architectural design of the building on which it is placed, or out of scale with the existing facade.

5. LABOR STANDARDS

- Federal wages will apply to projects that involve installation of a sign exceeding \$2,000 that is financed in whole or in part with Community Development Block Grant funds and shall comply with and assure compliance of all Project contractors and subcontractors with the Davis Bacon Act, as amended 40 U.S.C. 276a-276a-5, the Contract Work Hours and Safety Standards Act, 40 U.S.C. 327-333, applicable Federal laws. Installation projects shall provide weekly payroll reports for contractors/subcontractors working on this project, and other regulations pertaining to labor standards.

6. CITY PARTICIPATION

- The City of Sheboygan may provide a grant for up to 50% of the cost of an eligible sign and installation.



311 Forest Ave.
Sheboygan Falls, WI 53085
920-550-0009

www.SignMeUpofWI.com

COMMERCIAL SIGN PROPOSAL

Date: 1-20-2020

Client: Craft Thirty Attn: Ruben Torres	Job Location: 908 Michigan Ave Sheboygan, WI 53081
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Sign Me Up of WI is pleased to propose the following quote for your new exterior sign at your 908 Michigan Ave property.

Manufacture and Install (2) – 44" x 32" x 3" panel signs with .5" letters attached to face with .5" raised letters painted white with a Red poured resin inside. .25" raised state outline on a Woodgrain background painted with 2 colors brown to shade grain detail.

\$2,690 plus 5.5% Sales Tax

ACCEPTED BY: _____ DATE: _____

SIGNATURE: _____ DATE: _____

SALESPERSON SIGNATURE: _____ DATE: _____

SALESPERSON: Brian D.

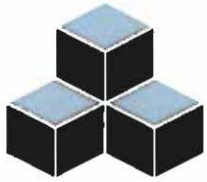
Permit(s) obtained by: SMU to obtain permits and apply for necessary Sign Permits. Standard permit procurement fee of \$250, unless we need to attend special meetings, additional charges may apply.

*The proposal amount does not include sales tax, permits, obtainment fees, parking, warning lights, engineering, primary wiring, or final electrical connection unless specifically stated.
Engineering cost if required to be paid by customer. Unforeseen/difficult digging conditions will be billed to customer. If pre wiring is required additional charges may apply. All signs are wired at 120 volts unless otherwise specified in writing.*

Payment Terms: 50% down payment is required, balance due upon completion. 1.5% interest on all balances over 30 days. 18% annual fee applicable taxes added to invoice. Client agrees to reimburse Sign Me Up of WI for the reasonable attorney's fees, costs, and necessary disbursements incurred by Sign Me Up of WI to collect any amount client fails to pay to Sign Me Up of WI. Credit Cards are accepted and on charges over \$1,000 there will be a 3% fee added to your invoice.

Sign project will be placed into production after receipt of all of the following; 1) Signed proposal acceptance, 2) signed drawing approval, 3) down payment, and 4) permit approval, if required. Approximately one week after receipt of these requirements, an estimated completion date will be communicated to the Client. No project will be started until down payment has been received, unless prior arrangements have been made.

All material is guaranteed to be as specified. One year warranty on all parts and labor on new signs excluding lamps on electric signs. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written change order(s), and will become an extra charge, to be paid by the Client, over and above the proposal amount. All agreements contingent upon strikes, accidents or delays beyond our control. Final price of sign may increase due to site conditions, sizing requirements, and attachment method based on the field survey size taken prior to production upon sale of signage. Failure to tender final payment on due date may void guarantee. Our workers are fully covered by Worker's Compensation Insurance. All attorney and court fees to be paid by buyer if this is disputed in a court of law.



INTEGRATED FOAM SOLUTIONS

QUOTE/PROPOSAL #	
1323	
QUOTE DATE (VOID AFTER 90 DAYS)	
1/2/20	
QUOTE PREPARED BY:	
INTEGRATED FOAM SOLUTIONS 883 BLAIR AVE, SUITE B NEENAH, WI 54956 PHONE: 920.347.9300 FAX: 920.347.9300	
SALES REP	EMAIL
Bryan Spilski	bspilski@idlsi.com

PREPARED FOR	Craft Thirty 908 Michigan Ave Sheboygan WI 53081	CONTACT NAME Ruben Torres
		CONTACT PHONE# 920-980-8998
		CONTACT EMAIL
	PROJECT TITLE Craft Thirty - (Provided as two 1.5" Panels)	

ITEM DESCRIPTION	UNITS	UNIT PRICE	TOTAL
Project - 2 sided Panel Sign 44" x 32" x 3" with .5" letters attached to face .5" Raised letters painted white with a red poured resin inside. .25" raised state outline on a Woodgrain background painted with 2 colors brown to shade grain detail. 15# HDU Paint colors - White, Red, Black and 2 shades of brown	1	\$ 2,900.00	\$ 2,900.00
F.O.B. Neenah WI 54956			\$ 0.00
			\$ 0.00

2% DISCOUNT FOR FULL PAYMENT IN ADVANCE, 4% PROCESSING FEE FOR A CREDIT CARD

Integrated Foam Solutions is not responsible for installation. Warranty is null and void if installed improperly. Reseller must submit this signed agreement and payment in the amount of 50% of estimated project cost. The remainder is due, prior to shipping, including any change fees added to the project.

SUBTOTAL	\$ 2,900.00
TAX	0%
PROJECT TOTAL	\$ 2,900.00
DOWN PAYMENT DUE	\$ 1,450.00

TO ACCEPT THIS CONTRACT SIGN HERE	TITLE	DATE
INTEGRATED FOAM SOLUTIONS ACCEPTANCE SIGNATURE	TITLE	DATE

COMMERCIAL LEASE AGREEMENT

ARTICLE I: PARTIES

This Commercial Lease Agreement is made this ___ day of _____, 20___
by and between:

Landlord: The Redevelopment Authority of the City of Sheboygan, Wisconsin
828 Center Ave., Suite 208
Sheboygan, WI 53081

and

Tenant: Sheboygan County Economic Development Corporation
508 New York Avenue, Suite 209
Sheboygan, WI 53081

Collectively, the Landlord and Tenant shall be referred to herein as the "Parties."

ARTICLE II: DESCRIPTION OF LEASED PREMISES

The Landlord agrees to lease to the Tenant the entire building and exterior lot located at 1015 S. 10th Street, Sheboygan, Wisconsin, which is hereinafter referred to as the "Premises" and which is legally described as follows:

The South Thirty-three (33) feet of the South One-half (S1/2) of the West Forty-five (45) feet of Lot Four (4), Block Two Hundred Forty-three (243) of Sheboygan Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin.

Tax Parcel: 59281-505820

ARTICLE III: USE OF LEASED PREMISES

The Landlord is leasing the Premises to the Tenant and the Tenant is hereby agreeing to lease the Premises for programming purposes related to the Fresh Tech Innovation District Specifically, the leased premises shall be used as a gathering place for events organized by the Tenant. No other use shall be permitted without the prior written consent of the Executive Director of the Redevelopment Authority of the City of Sheboygan, Wisconsin (hereinafter referred to as the "Executive Director") subject to and in compliance with all other provisions of this Lease. Tenant shall comply with all federal, state, or local government laws, regulations, rules, codes or ordinances relating to the Premises and TENANT's use thereof and to the building and TENANT's use thereof, including, without limitation, health, safety and building codes, the Americans With Disabilities Act and the Wisconsin Barrier-Free Design Act, and any permit or license requirements.

ARTICLE IV: TERM OF LEASE

The term of this Lease shall be for a period of six months, commencing on the 1st day of February, 2020 and expiring at 11:59 p.m. on the 31st day of July, 2020.

ARTICLE V: OPTION TO RENEW

Tenant may have the right to renew the Lease for an additional six months, which right may be exercised by giving written notice to Landlord no less than 60 days prior to the expiration of the Lease or renewal period. Rent for the additional option period shall not increase.

ARTICLE VI: BASE RENT

The net monthly payment shall be one dollar (\$1.00), payable monthly with the first payment due upon the commencement of the Lease and each monthly installment payable thereafter on the 1st day of each month ("Base Rent"). Advance payments are permitted.

ARTICLE VII: EXPENSES

It is the intent of the Parties that this Lease be considered a "Triple Net Lease." The Landlord has no obligation to provide any services, perform any acts, or pay expenses, charges, obligations or costs of any kind whatsoever with respect to the Premises. The Tenant agrees to pay one-hundred percent (100%) of any and all Operating Expenses as hereafter defined for the entire term of the Lease. The term "Operating Expenses" shall include all costs to the Landlord of operating and maintaining the Premises, and shall include, without limitation, real estate and personal property taxes and assessments (if any), management fee(s), heating, air conditioning, HVAC, electricity, water, telephone and data services, waste disposal, sewage, operating materials and supplies, service agreements and charges, lawn care, snow removal, restriping, repairs, repaving, cleaning and custodial, security, insurance, upkeep costs, costs of contesting the validity or applicability of governmental acts which may affect operating expenses, and all other direct operating costs of operating and maintaining the Premises and related parking areas, unless expressly excluded from operating expenses.

ARTICLE VIII. INSURANCE

Tenant shall maintain, at all times during the Term of this Lease, comprehensive general liability insurance with an insurance company licensed to do business in Wisconsin and that is satisfactory to Landlord, properly protecting and indemnifying Landlord with coverage of not less than five hundred thousand dollars (\$500,000.00) per claim and one million dollars (\$1,000,000.00) in aggregate for public liability (including injury and death) and not less than one million dollars (\$1,000,000.00) for property damage. During the Term of this Lease, Tenant shall furnish the Landlord with certificate(s) of insurance, in a form acceptable to Landlord, covering such insurance so maintained by Tenant and naming Landlord as additional insured.

ARTICLE IX: LEASEHOLD IMPROVEMENTS

Except as expressly provided in this Agreement, the Tenant shall inform the Landlord of any proposed leasehold improvements, structural alterations, repairs, or additions to the building presently on the premises prior to the undertaking of the same. No such alterations, repairs, or additions shall be undertaken without the prior written consent of the Executive Director along with all appropriate permits. All such work shall be effected in a professional and workmanlike manner and in compliance with all legal requirements. Except as expressly provided in this Agreement all leasehold improvements made to the Premises which become affixed or attached to the leasehold Premises shall remain the property of the Landlord at the expiration or termination of this Lease Agreement.

ARTICLE X: ENCUMBRANCES AND LIENS

Nothing in the Lease shall be construed to authorize the Tenant or any other person acting for the Tenant to encumber the rents of the Premises or the interest of the Tenant in the Premises or any person under and through whom the Tenant has acquired its interest in the Premises with a mechanic's lien or any other type of encumbrance. Under no circumstance shall the Tenant be construed to be the agent, employee or representative of Landlord. In the event a lien is placed against the Premises, through actions of the Tenant, Tenant will promptly pay the same or bond against the same and take steps immediately to have such lien removed. If the Tenant fails to have the Lien removed, the Landlord shall take steps to remove the lien and the Tenant shall pay Landlord for all expenses related to the Lien and removal thereof and shall be in default of this Lease.

ARTICLE XI: LICENSES AND PERMITS

A copy of any and all local, state or federal permits acquired by the Tenant which are required for the use of the Premises shall be kept on site at all times and shall be readily accessible and produced to the Landlord and/or its agents or any local, state, or federal officials upon demand.

ARTICLE XII: ADDITIONAL OBLIGATIONS OF TENANT

Tenant, having examined and knowing the condition of the premises, and having received them in good condition and repair, agrees:

- (1) to occupy and use the Premises in a safe and careful manner without permitting or committing waste;
- (2) to keep the premises in good repair during the term of this Lease at the Tenant's own expense;
- (3) to keep any refuse in proper containers in the interior of the Premises until the same is removed and see that all refuse properly disposed of

according to all local, state or federal laws, rules regulations or ordinances;

- (4) to heat and cool the Premises sufficiently to avoid damage to plumbing systems and structural components;
- (5) to be responsible for all minor repairs and maintenance of the Premises, particularly those items which need immediate attention and which the Tenant, or its employees, can do and perform on their own, including but not limited to, the replacement of light bulbs, as well as the normal repair and cleaning of windows, cleaning and clearing of toilets, etc.;
- (6) upon termination of this Lease, to yield up the premises to the Landlord in good condition and repair (loss by fire and ordinary wear excepted).

ARTICLE XIII: DAMAGE OR DESTRUCTION OF PREMISES

In the event the structure of the Premises is damaged as a result of any neglect or negligence of Tenant, their employees, agents, business invitees, or any independent contractors serving the Tenant or in any way as a result of Tenant's use and occupancy of the Premises, then the Tenant shall be primarily responsible for seeing that the proper claims are placed with the Tenant's insurance company, or the damaging party's insurance company, and shall furthermore be responsible for seeing that the building is safeguarded with respect to said damage and that all proper notices with respect to said damage, are made in a timely fashion, including notice to the Landlord, and the party or parties causing said damage. Any damage that is not covered by an insurance company will be the liability of the Tenant. In the event the building or the demised premises is destroyed by fire or other casualty, or is partially destroyed so as to render it unfit for occupancy, then this Lease shall cease and terminate.

ARTICLE XIV: SUBLET/ASSIGNMENT

Tenant may not transfer or assign this Lease or any right or interest hereunder or sublet said leased Premises or any part thereof without first obtaining the prior written consent and approval of the Landlord.

ARTICLE XV: HOLD HARMLESS AND INDEMNIFICATION

Tenant agrees to indemnify, defend, and hold harmless the Landlord, its officials, officers, agents, representatives, and volunteers, and each of them, from and against the following:

- (1) any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, interest, attorneys' fees, costs, and expenses of whatsoever kind or nature in any manner directly or indirectly caused, occasioned, or contributed to in whole or in part, or claimed to be

caused, occasioned, or contributed to in whole or in part, by reason of any act, omission, fault, or negligence arising out of Tenant's use and occupancy of the herein leased property.

- (2) any losses which the Landlord may suffer in connection with the Tenant's use and occupancy or care, custody and control of the Premises.
- (3) any and all claims or liabilities which may arise from any latent defects in the subject Premises that the Landlord is not aware of at the signing of the lease or at any time during the lease term.

ARTICLE XVI: DEFAULT AND POSSESSION

In the event that the Tenant is in default of any terms of this Lease for a period of more than 15 days, after receiving notice of said default, then the parties hereto expressly agree and covenant that the Landlord may declare the Lease terminated and may immediately re-enter said Premises and take possession of the same together with any of Tenant's personal property, equipment or fixtures left on the Premises which items may be held by the Landlord as security for the Tenant's eventual satisfaction of defaults of Tenant under the Lease. It is further agreed, that if the Tenant is in default, the Landlord shall be entitled to take any and all action to protect its interest in the personal property and equipment, to prevent the unauthorized removal of said property or equipment which threatened action would be deemed to constitute irreparable harm and injury to the Landlord in violation of its security interest in said items of personal property. Furthermore, in the event of default, the Landlord may expressly undertake all reasonable preparations and efforts to release the Premises including, but not limited to, the removal of all inventory, equipment or leasehold improvements of the Tenant's, at the Tenant's expense, without the need to first procure an order of any court to do so, although obligated in the interim to undertake reasonable steps and procedures to safeguard the value of Tenant's property, including the storage of the same, under reasonable terms and conditions at Tenant's expense, and, in addition, it is understood that the Landlord may sue the Tenant for any damages or past rents due and owing and may undertake all and additional legal remedies then available. In the event any legal action has to be instituted to enforce any terms or provisions under this Lease, then the prevailing party in said action shall be entitled to recover a reasonable attorney's fee in addition to all costs of said action.

ARTICLE XVII. ATTORNTMENT

Tenant shall, in the event of the sale or assignment of Landlord's interest in the building of which the Premises form a part, attorn to the purchaser and recognize such purchaser as Landlord under this Lease.

ARTICLE XVIII: TERMINATION OF LEASE

- (1) In the event this Lease for any reason whatsoever is canceled, terminated or not renewed at the end of the term herein stated, Tenant shall not be entitled to any relocation costs, expenses or awards.
- (2) Landlord may terminate this Lease any time it determines that public necessity and convenience require it to do so, by serving upon the Tenant a written notice of its election to so terminate; said notice shall be served at least ninety (90) days prior to the date in said notice named for such termination.
- (3) Tenant may terminate this Lease at any time by serving upon Landlord a written notice of its election to so terminate; said notice shall be served at least fourteen (14) days prior to the date in said notice named for such termination.

ARTICLE XIX: MISCELLANEOUS TERMS.

- (1) *Right of Entry:* It is agreed and understood that the Landlord and its agents shall have the complete and unencumbered right of entry to the Premises at any time or times for purposes of inspecting or showing the Premises and for the purpose of making any necessary repairs to the building or equipment as may be required of the Landlord under the terms of this Lease or as may be deemed necessary with respect to the inspection, maintenance or repair of the building.
- (2) *Required Notices:*
 - (a) Pursuant to Section 102-82(c), Sheboygan Municipal Code, the Landlord hereby notifies the Tenant that the terms of the City of Sheboygan's Solid Waste Program are contained in Chapter 108 of the Sheboygan Municipal Code. The City's program is mandatory and provides for the collection of recyclable materials separated from the solid waste by Tenant. Brochures explaining the City's recycling program and of the reasons for reducing and recycling will be provided by the Landlord at the time of the initial lease.
 - (b) This property may not be used as a dwelling unit or for overnight accommodations. Pursuant to Chapter 50, Sheboygan Municipal Code, Tenant is responsible to replace batteries in smoke any smoke detectors, if the property is so equipped.

ARTICLE XX: WAIVER

Waiver by Landlord of a default under this Lease shall not constitute a waiver of a subsequent default of any nature.

ARTICLE XXI: GOVERNING LAW

This Lease shall be governed by the laws of the State of Wisconsin.

ARTICLE XXII: NOTICES

Payments and notices shall be addressed as following:

Landlord: The Redevelopment Authority of the City of Sheboygan, Wisconsin
c/o Chad Pelishek, Executive Director
828 Center Ave., Suite 208
Sheboygan, WI 53081

Tenant: Sheboygan County Economic Development Corporation
508 New York Avenue, Suite 209
Sheboygan, WI 53081

ARTICLE XXIII: AMENDMENT

No amendment of this Lease shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

ARTICLE XXIV: BINDING EFFECT

This Lease and any amendments thereto shall be binding upon the Landlord and the Tenants and/or their respective successors, heirs, assigns, executors and administrators.

<Signatures on Next Page>

IN WITNESS WHEREOF, the Redevelopment Authority of the City of Sheboygan, Wisconsin, has caused this Lease Agreement to be signed this ____ day of _____, 2020.

LANDLORD:

BY: _____
Roberta Filicky-Peneski
Chairperson

ATTEST: _____
Chad D. Pelishek
Executive Director

IN WITNESS WHEREOF, the Sheboygan County Economic Development Corporation has caused this Lease Agreement to be signed this ____ day of _____, 2020.

TENANT:

Joseph Sheehan, Executive Director

Gary Dulmes, Board President

Examined and approved as to Form and Execution this ____ day of _____, 2020.

Charles C. Adams
City Attorney

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on Commercial Lease Agreement between the Redevelopment Authority of Sheboygan and the Sheboygan County Economic Development Corporation

REPORT PREPARED BY: Chad Pelishek, Director of Planning & Development

REPORT DATE: January 22, 2020

MEETING DATE: January 29, 2020

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The Redevelopment Authority owns the building and real estate of the former Craft30 at 1015 S. 10th Street. The Sheboygan County Economic Development Corporation (SCEDC) approach city staff to lease the building for use as a headquarters of the FreshTech Innovation District programming. Under the agreement, the RDA would lease the building to the SCEDC for six months or until July 31, 2020 to utilize the building for office and meeting space for their Director of Engagement and Innovation. The lease rate is \$1 per month, triple net, whereas the SCEDC would pay for all expenses related to operating the building.

STAFF COMMENTS:

City staff supports this request to give the FreshTech Innovation District some presence as a district versus an empty property. The lease provides for renewal after six months if the first building in the district is not underway.

ACTION REQUESTED:

Motion to approve the Commercial Lease Agreement between the Redevelopment Authority and the Sheboygan County Economic Development Corporation.

ATTACHMENTS:

- I. Commercial Lease Agreement

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on fulfilled job requirements with Old World Creamery and the Sign Shop

REPORT PREPARED BY: Chad Pelishek, Director of Planning & Development

REPORT DATE: January 22, 2020

MEETING DATE: January 29, 2020

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Old World Creamery: On August 30, 2016, the Redevelopment Authority executed a business loan agreement with Old World Creamery for \$300,000. Under the terms of this agreement, Old World Creamery was to create 19 new FTE jobs of which ten of the jobs would meet the low to moderate income requirement. Old World Creamery created 19 new FTE jobs with 12 meeting the low to moderate income status.

Sign Shop: On April 6, 2016, the Redevelopment Authority executed a business loan agreement with the Sign Shop for \$100,000. Under the terms of the agreement, the Sign Shop was to create four new jobs with two meeting the low to moderate income status.

STAFF COMMENTS:

None

ACTION REQUESTED:

Motion to approve that Old World Creamery and the Sign Shop met the requirements for job creation requirements of their respective business development loan agreements.

ATTACHMENTS:

- I. None

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on subordination request for Brewhub, LLC.

REPORT PREPARED BY: Chad Pelishek, Director of Planning & Development

REPORT DATE: January 22, 2020

MEETING DATE: January 29, 2020

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The Redevelopment Authority has a 5-year forgivable loan in the amount of \$50,000 agreement with Brewhub, LLC for the renovation of the former Club Michigan at 908 Michigan Avenue through the City's Historic Preservation Grant Program. This loan will be fully satisfied if Brewhub, LLC retain the property for five years. This note is secured by a mortgage filed with the Register of Deeds.

The Redevelopment Authority also has a 5-year forgivable loan for \$75,000 if Brewhub, LLC creates three new positions in three years. This note is secured by a UCC filing.

United One Credit Union has requested a subordination of the \$50,000 forgivable note for first position for a new \$50,000, five year fixed mortgage to cover remaining costs associated with the project.

STAFF COMMENTS:

None

ACTION REQUESTED:

Motion as determine by Authority.

ATTACHMENTS:

- I. None