

*****ATTACHMENTS*****

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between the Redevelopment Authority of Sheboygan, Wisconsin, a public body corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin

("Grantor," whether one or more), and Above and Beyond Corporation (a/k/a Above & Beyond, Inc.), a Wisconsin corporation

("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in **Sheboygan**

County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Grantor herein conveys all right, title and interest in and to:

The North 125 feet of Lots 11 and 12, EXCEPTING the West 10 feet of Lot 11, Block 106, Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin; and reserving an easement for the benefit of public utility companies for public utility purposes in the North 10 feet of said Lots 11 and 12, Block 106, Original Plat of the City of Sheboygan.

Grantor further releases and waives those Special Provisions set forth in the Warranty Deed recorded on April 9, 1998, in Volume 1566 of Records, at Pages 832-836, as Document No. 1502134.

Recording Area

Name and Return Address

Attorney Herbert C. Humke III
HOPP NEUMANN HUMKE LLP
2124 Kohler Memorial Drive, Suite 310
Sheboygan, WI 53081

59281-106230

Parcel Identification Number (PIN)

This **is not** homestead property.

~~(is)~~ (is not)

Exempt From Transfer Fee Pursuant to 77.25(2).

Dated _____.

**REDEVELOPMENT AUTHORITY OF SHEBOYGAN,
WISCONSIN**

By:

*

*

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Herbert C. Humke III (ak)

HOPP NEUMANN HUMKE LLP

ACKNOWLEDGMENT

STATE OF WISCONSIN)

) ss.

SHEBOYGAN COUNTY)

Personally came before me on _____,
the above-named _____

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* _____ **(Print Name)**

Notary Public, State of Wisconsin

My commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

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FORM NO. 3-2003

*Type name below signatures.

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CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on approving a quit claim deed regarding vacant property located north of the Above and Beyond Children’s Museum and removing the conditions of conveyance from a 1998 deed.

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

REPORT DATE: April 21 **MEETING DATE:** April 28, 2021

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:

In 1998, the Redevelopment Authority entered into a deed for the transfer of the vacant land north of the current children’s museum. This deed included conditions that property should be developed in a certain timeframe or it would revert back to the Redevelopment Authority.

The City of Sheboygan is now working with the Children’s Museum to develop a downtown playground open to the public on this property. In order for the children’s museum to move forward with design and construction of this downtown playground, they have requested that these provisions be removed to for them to invest significant dollars in to this development.

The museum attorney has prepared a revised quit claim deed to remove the conveyance conditions. City staff is in support of this change.

STAFF COMMENTS:

None.

ACTION REQUESTED:

Motion to approve the quit claim deed and remove the conveyance conditions.

ATTACHMENTS:

- I. Quit Claim Deed

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on quarterly business development loan summary.

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

REPORT DATE: April 21, 2021

MEETING DATE: April 28, 2021

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

City staff is providing the quarterly update of outstanding business development loans through 3/31/2021.

STAFF COMMENTS:

None.

ACTION REQUESTED:

Motions as determined by the Authority.

ATTACHMENTS:

- I. Spreadsheet of outstanding loans.



Business Loans

As of: 3/31/2021

Business Name	Original Loan Amount	Loan Balance 12/31/2020	Principal Paid 2021	Interest Paid 2021	Loan Balance 3/31/2021	Last Payment Received	Current Status	Comments
701-703 LLC	\$ 295,000.00	\$ 174,205.90	\$ 174,205.90	\$ -	\$ -	2/18/2021	Paid in Full	
701-703 LLC	\$ 170,000.00	\$ 170,000.00	\$ 170,000.00	\$ 27,200.00	\$ -	2/18/2021	Paid in Full	
Rockline	\$ 400,000.00	\$ 35,906.47	\$ 10,880.18	\$ 161.44	\$ 25,026.29	4/21/2021	Current	
Lee Realty & Development	\$ 200,000.00	\$ 29,710.77	\$ 5,639.91	\$ 222.51	\$ 24,070.86	4/9/2021	Current	
Prohibition Bristo Inc.	\$ 120,000.00	\$ 36,827.23	\$ 6,394.46	\$ 511.57	\$ 30,432.77	4/12/2021	Current	
Doll House Factory	\$ 75,000.00	\$ 35,508.08	\$ 1,902.85	\$ 215.12	\$ 33,605.23	4/8/2021	Current	
Catering with Culinary Artists	\$ 200,000.00	\$ 93,113.46	\$ 6,941.91	\$ 599.53	\$ 86,171.55	7/6/2020	Forgiven until 5/1/21	All 2021 P&I shown forgiven per RDA Minutes 9/2/20
3 Sheeps Brewery	\$ 275,000.00	\$ 246,568.84	\$ 5,998.40	\$ 1,508.60	\$ 240,570.44	4/14/2021	Current	
The Sign Shop	\$ 100,000.00	\$ 57,902.27	\$ 1,573.44	\$ 221.78	\$ 56,328.83	4/7/2021	April Past Due	Received two months of payments 4/7/21.
ePower Manufacturing	\$ 300,000.00	\$ 175,955.61	\$ 12,369.30	\$ 1,601.30	\$ 163,586.31	3/5/2021	Current	
Doin LLC	\$ 70,000.00	\$ 25,570.23	\$ 2,565.36	\$ 139.02	\$ 23,004.87	4/1/2021	Current	
Paja Properties	\$ 125,000.00	\$ 46,780.56	\$ 6,109.11	\$ 426.12	\$ 40,671.45	4/22/2021	Current	Loan paid off 4/22/2021
Paper Box & Specialty	\$ 100,000.00	\$ 58,081.41	\$ 2,469.41	\$ 366.82	\$ 55,612.00	4/1/2021	Current	
Lajungua LLC	\$ 70,000.00	\$ 60,012.42	\$ -	\$ -	\$ 60,012.42	8/17/2018	Default	Written off per RDA Minutes 4-14-21

The Financial Group	\$ 75,000.00	\$ 29,954.04	\$ 1,848.24	\$ 187.95	\$ 28,105.80	4/7/2021	Current	
Old World Creamery	\$ 300,000.00	\$ 119,064.47	\$ 10,564.09	\$ 2,235.89	\$ 108,500.38	3/30/2021	April Past Due	
Old World Creamery II	\$ 500,000.00	\$ 387,173.86	\$ 11,610.52	\$ 2,462.62	\$ 375,563.34	3/30/2021	April Past Due	
WE GameOn, LLC	\$ 50,000.00	\$ 47,269.41	\$ 3,400.34	\$ 1,308.11	\$ 43,869.07	3/8/2021	Current	
HH2 Properties (FKA Sprechers)	\$ 150,000.00	\$ 119,064.47	\$ 10,564.09	\$ 2,235.89	\$ 108,500.38	11/2/2020	Current - payments forgiven until 7/1/21	All 2021 P&I shown to date was forgiven by RDA 12-2-2021

Forgivable Loans

Johnsonville	\$ 200,000.00	N/A	\$ -	\$ -	\$ 200,000.00	No payments	N/A
BrewHub dba Craft30	\$ 75,000.00	N/A	\$ -	\$ -	\$ 75,000.00	No payments	N/A
Home Inc	\$ 100,000.00	N/A	\$ -	\$ -	\$ 200,000.00	No payments	N/A