



# FINANCE AND PERSONNEL COMMITTEE MEETING AGENDA

**July 14, 2025 at 6:00 PM**

**Council Chambers, 828 Center Avenue, Sheboygan, WI**

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**Notice that the Finance and Personnel Committee will meet at 6:00 p.m. or immediately following the Public Works Committee meeting.**

**This meeting may be viewed LIVE on:  
Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and: [www.wcsssheboygan.com/vod](http://www.wcsssheboygan.com/vod).**

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Finance Department at 920-459-3311. Persons other than council members who wish to participate remotely shall provide notice to the Finance Department at 920-459-3311 by 12:00 p.m. on meeting day to be called upon during the meeting. All Committee members may attend the meeting remotely.

To view the meeting:

Microsoft Teams

Meeting ID: 276 319 796 509 6

Passcode: bm6fu3Ps

## **OPENING OF MEETING**

1. **Call to order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes**  
Finance and Personnel Committee Meeting held on June 23, 2025
5. **Public Comment**  
Limit of three minutes per person with comments limited to items on this agenda.

## **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

6. Report 2-25-26 by City Attorney Department submitting the quarterly claims report.
7. Report 3-25-26 by Comptroller Evan Grossen Pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for May 2025 is being provided.

- [8.](#) Report 4-25-26 by City Attorney Department submitting the City Attorney's Office Monthly Report for July 2025.
- [9.](#) Res. No. 53-25-26 by Alderpersons Mitchell and Perrella authorizing the purchase of approximately 78.06 acres of land in the Town of Wilson, identified as Parcel Numbers 59030458910 and 59030458900, from Clare A. Gartman.
- [10.](#) Res. No. 54-25-26 by Alderpersons Mitchell and Perrella authorizing entering into a non-binding Letter of Intent with KBC Advisors – Services, LLC regarding property located at the intersection of Stahl Road and South Taylor Drive.
- [11.](#) Res. No. 55-25-26 by Alderpersons Mitchell and Perrella authorizing retaining outside legal counsel to represent the City in the matter of the Estate of Gertrude M. Florian.
- [12.](#) Res. No. 57-25-26 by Alderpersons Mitchell and Perrella authorizing entering into a Tax Incremental District Development Agreement with Waterside Hospitality LLC for the development of the property located at North 8th Street and Ontario Avenue.
- [13.](#) Res. No. 58-25-26 by Alderpersons Mitchell and Perrella authorizing entering into a First Amendment to Tax Incremental District Development Agreement with Luedke Apartments, LLC f/k/a Jakum Hall Apartments, LLC regarding the development of the property located at 2601 North 15th Street.
- [14.](#) Res. No. 59-25-26 by Alderpersons Mitchell and Perrella authorizing the City Attorney Department to engage the services of special outside legal counsel to represent the Licensing, Hearings, and Public Safety Committee and Common Council with regard to an upcoming quasi-judicial hearing.
- [15.](#) Res. No. 64-25-26 authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$13,375,000 General Obligation Promissory Notes, Series 2025A.
- [16.](#) Res. No. 65-25-26 authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$2,305,000 Taxable General Obligation Promissory Notes, Series 2025B.
- [17.](#) R. O. No. 8-25-26 by City Clerk submitting a Notice of Claim from Society Insurance for alleged injuries to their insured Therese Weaver; recommends filing the R.O. and transferring the submitted claim information to the Attorney's office quarterly report.
- [18.](#) R. C. No. 267-24-25 by Finance and Personnel Committee to whom was referred R. C. No. 254-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 40-23-24 by City Clerk submitting a notice of claim from Gregory R. Robinson for alleged injuries from a fall; recommends filing the R.O. and transferring the submitted claim information to the Attorney's office quarterly report.
- [19.](#) R. C. No. 268-24-25 by Finance and Personnel Committee to whom was referred R. C. No. 251-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 9-23-24 by City Clerk submitting a Notice of Injury from Jacobs Injury Law, S.C. regarding alleged injuries to their client, Robert Autman; recommends filing the R.O. and transferring the submitted claim information to the Attorney's office quarterly report.
- [20.](#) R. C. No. 269-24-25 by Finance and Personnel Committee to whom was referred R. C. No. 261-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 103-23-24 by City Clerk submitting a Notice of Injury from Attorney Jordan P. Blad representing Douglas C. Diedrichs; recommends filing the R.O. and transferring the submitted claim information to the Attorney's office quarterly report.

- [21.](#) R. C. No. 270-24-25 by Finance and Personnel Committee to whom was referred R. C. No. 263-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 127-23-24 by City Clerk submitting a claim from Irma Reyes and Jorge Martinez for alleged injuries due to an accident; recommends filing the R.O. and transferring the submitted claim information to the Attorney's office quarterly report.
- [22.](#) R. C. No 272-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 30-24-25 by City Clerk submitting a Notice of Injury by Attorney Jordan P. Blad for Phillip Link for alleged injuries that occurred on the Taylor Drive Multi-use Pathway; recommends filing the R.O. and transferring the submitted claim information to the Attorney's office quarterly report.
- [23.](#) R. C. No. 273-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 42-24-25 by City Clerk submitting a Summons and Complaint in the matter of Shirley Winkleman vs. Sheboygan Police Department; recommends filing the document.
- [24.](#) R. C. No. 274-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 65-24-25 by City Clerk submitting a Notice of Claim from C. Norris Law Group in regards to alleged personal injuries and civil rights violations of Tommie Dixon; recommends filing the R.O. and transferring the submitted claim information to the Attorney's office quarterly report.
- [25.](#) R. C. No. 275-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 54-24-25 by City Clerk submitting a notice of claim from Nora Gerber for alleged injuries resulting from a fall on the boardwalk; recommends filing the R.O. and transferring the submitted claim information to the Attorney's office quarterly report.
- [26.](#) R. C. No. 279-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 97-24-25 by City Clerk submitting a Summons and Complaint in the matter of Planet Home Lending, LLC. vs. Breanna Crump et al; recommends filing the document.
- [27.](#) R. C. No. 280-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 107-24-25 by City Clerk submitting a Notice of Circumstances in the matter of Nathan Jackson, by his attorneys, Sperling Law offices LLC; recommends filing the R.O. and transferring the submitted claim information to the Attorney's office quarterly report.
- [28.](#) Direct Referral Res. No. 26-25-26: A RESOLUTION authorizing entering into a Tax Incremental District Development Agreement with North Sixth Seventh, LLC for the development of the former Aurora Sheboygan Memorial Medical Center site located at 2629 North 7th Street.
- [29.](#) Gen. Ord. No. 10-25-26 by Alderpersons Mitchell and Perrella creating section 2-3 of the Sheboygan Municipal Code so as to establish a Nondiscrimination ordinance.

#### **TENTATIVE DATE OF NEXT REGULAR MEETING**

30. Tentative Meeting Date - July 28, 2025

#### **ADJOURN**

31. Motion to Adjourn

***In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:***

*City Hall • Mead Public Library  
Sheboygan County Administration Building • City's website*

**CITY OF SHEBOYGAN  
REPORT 2-25-26**

**BY CITY ATTORNEY DEPARTMENT**

**July 14, 2025**

Since March 31, 2025, the City has received two (2) new claims forms and one (1) notice of claim. The City has resolved one (1) existing claim. Eleven (11) claims remain pending.

<b>Claim</b>	<b>Claimant</b>	<b>Date of Incident</b>	<b>Date Filed</b>	<b>Status</b>
2-23	Robert Autman	5/5/2023	5/17/2023	Pending
7-23	Gregory Robinson	8/19/2023	9/5/2023	Pending
18-23	Douglas Diedrichs	9/21/2023	1/16/2024	Pending
23-23	Irma Reyes and Jorge Martinez	2/11/2024	3/14/2024	Pending
5-24	Phillip Link	3/13/2024	7/8/2024	Pending
11-24	Nora Gerber	8/20/2024	9/9/2024	Pending
12-24	Tommie Dixon	9/8/2024	9/26/2024	Pending
16-24	Nathan Jackson	12/6/2024	1/29/2025	Pending
1-25	Therese Weaver	3/12/2025	4/29/2025	Resolved
2-25	Cynthia Cuellar	2/15/2025	6/12/2025	Pending
3-25	Dorothy Marsho	4/19/2024	6/16/2025	Pending
4-25	Lacie Lynn Martin	6/9/2025	6/25/2025	Pending

**Claim #2-23**

**Date Filed:** May 17, 2023

**Claimant Name:** Jacobs Injury Law, S.C. for client Robert Autman

**Summary of Claim:** Claimant was being transported by the Sheboygan Sheriff Department from the Milwaukee County Community Reintegration Center when the driver intended to reverse, but the vehicle was in drive gear, striking a barrier in a parking lot.

**Requested Claim Amount:** N/A

**Notice of Claim Submitted:** Yes

**Date Reviewed:** May 26, 2023

**Decision on Claim:** Pending further information.

**Basis for Denial/Approval:** N/A

**Amount paid, if applicable:** N/A



## Claim #7-23

**Date Filed:** September 5, 2023

**Claimant Name:** Gregory Robinson

**Summary of Claim:** Claimant tripped on the sidewalk.

**Requested Claim Amount:** N/A

**Notice of Claim Submitted:** Yes

**Date Reviewed:** October 6, 2023

**Decision on Claim:** Pending further information.

**Basis for Denial/Approval:** N/A

**Amount paid, if applicable:** N/A



## Claim #18-23

**Date Filed:** January 16, 2024

**Claimant Name:** Alpert & Fellows LLC for client Douglas Diedrichs

**Summary of Claim:** Claimant lost control of a motorcycle due to spilled diesel fuel from a Shoreline Metro bus with a missing gas cap.

**Requested Claim Amount:** N/A

**Notice of Claim Submitted:** Yes

**Date Reviewed:** January 16, 2024

**Decision on Claim:** Pending further information.

**Basis for Denial/Approval:** N/A

**Amount paid, if applicable:** N/A



## Claim #23-23

**Date Filed:** March 14, 2024

**Claimant Name:** Andriusis Law Firm LLC for clients Irma Reyes and Jorge Martinez

**Summary of Claim:** Claimants were riding in an ambulance when the ambulance was involved in an accident.

**Requested Claim Amount:** N/A

**Notice of Claim Submitted:** Yes

**Date Reviewed:** March 15, 2024

**Decision on Claim:** Pending further information.

**Basis for Denial/Approval:** N/A

**Amount paid, if applicable:** N/A





## Claim #5-24

**Date Filed:** July 9, 2024

**Claimant Name:** Alpert & Fellows LLC for client Phillip Link

**Summary of Claim:** Claimant was on a bicycle and hit a snow plow indicator.

**Requested Claim Amount:** N/A

**Notice of Claim Submitted:** Yes

**Date Reviewed:** July 17, 2024

**Decision on Claim:** Pending further information.

**Basis for Denial/Approval:** N/A

**Amount paid, if applicable:** N/A

**Claim #11-24**

**Date Filed:** September 9, 2024 – updated September 19, 2024

**Claimant Name:** Nora Gerber

**Summary of Claim:** Claimant fell on boardwalk near Blue Harbor due to missing board.

**Requested Claim Amount:** \$25,000.00

**Notice of Claim Submitted:** Yes

**Date Reviewed:** September 27, 2025 and June 30, 2025

**Decision on Claim:** Deny

**Basis for Denial/Approval:** Generally, cities are afforded immunity from liability from recreational activities conducted on city property according to Wisconsin Statutes section 895.52(2), subject to certain exceptions not applicable here. The City did not know of the missing boardwalk plank before the claim was filed.

**Amount paid, if applicable:** N/A



## Claim #12-24

**Date Filed:** September 26, 2024

**Claimant Name:** C. Norris Law Group for client Tommie Dixon

**Summary of Claim:** Personal injuries and civil rights violations suffered during an officer involved incident.

**Requested Claim Amount:** N/A

**Notice of Claim Submitted:** Yes

**Date Reviewed:** October 8, 2024

**Decision on Claim:** Pending further information.

**Basis for Denial/Approval:** N/A

**Amount paid, if applicable:** N/A



## Claim #16-24

**Date Filed:** January 29, 2025

**Claimant Name:** Sperling Law Offices, LLC for client Nathan Jackson

**Summary of Claim:** Claimant was on a bike and struck by a Shoreline Metro bus.

**Requested Claim Amount:** N/A

**Notice of Claim Submitted:** Yes

**Date Reviewed:** February 19, 2025

**Decision on Claim:** Pending further information.

**Basis for Denial/Approval:** N/A

**Amount paid, if applicable:** N/A

**Claim #1-25**

**Date Filed:** April 29, 2025

**Claimant Name:** Society Insurance for insured Therese Weaver

**Summary of Claim:** Claimant, Therese Weaver, was walking on the sidewalk of New York Avenue by the Mead Public Library parking lot, when she stepped into a hole, causing her to trip and fall.

**Requested Claim Amount:** \$1,949.43

**Notice of Claim Submitted:** No

**Date Reviewed:** May 5, 2025

**Decision on Claim:** Deny

**Basis for Denial/Approval:** Generally, municipalities do not have a duty to protect citizens against hazards the municipality has no knowledge of. The City immediately repaired the issue as soon as it was made aware.

**Amount paid, if applicable:** N/A

**Claim #2-25**

**Date Filed:** June 12, 2025

**Claimant Name:** Artisan and Truckers Casualty Company for insured Cynthia Cuellar

**Summary of Claim:** Claimant's vehicle was hit by a snow plow on February 15, 2025.

**Requested Claim Amount:** \$1,904.75

**Notice of Claim Submitted:** No

**Date Reviewed:** Currently in review.

**Decision on Claim:** N/A

**Basis for Denial/Approval:** N/A

**Amount paid, if applicable:** N/A

**Claim #3-25**

**Date Filed:** June 16, 2025

**Claimant Name:** Habush, Habush, & Rottier S.C. for client Dorothy Marsho

**Summary of Claim:** Claimant states wheelchair was not properly secure in Metro Connection van.

**Requested Claim Amount:** N/A

**Notice of Claim Submitted:** Yes

**Date Reviewed:** June 17, 2025

**Decision on Claim:** Pending further information.

**Basis for Denial/Approval:** N/A

**Amount paid, if applicable:** N/A



## Claim #4-25

**Date Filed:** June 25, 2025

**Claimant Name:** Lacie Lynn Martin

**Summary of Claim:** Claimant tripped on sidewalk.

**Requested Claim Amount:** \$12,000.00

**Notice of Claim Submitted:** No

**Date Reviewed:** Currently in review

**Decision on Claim:** N/A

**Basis for Denial/Approval:** N/A

**Amount paid, if applicable:** N/A



**CITY OF SHEBOYGAN  
REPORT 3-25-26**

**BY COMPTROLLER EVAN GROSSEN.**

**JULY 14, 2025**

Pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for May 2025 is being provided.

<b>Fund</b>	<b>Total Checks Issued</b>
General (101)	\$1,463,550.85
International Committee (201)	\$400.00
Public Safety Special Revenue (220)	\$20,574.88
MEG Unit (221)	\$678.79
Tourism (250)	\$260,771.27
Uptown Social (253)	\$10,449.38
Library (255)	\$66,100.51
Community Development Block Grant (260)	\$63,212.56
Redevelopment Authority (264)	\$715.00
General Obligation Debt (301)	\$231,366.25
Capital Improvements (400)	\$646,131.54
Tax Increment District 16 (416)	\$4,226.25
Tax Increment District 17 (417)	\$48,882.50
Tax Increment District 18 (418)	\$70,343.75
Tax Increment District 19 (419)	\$7,711.25
Tax Increment District 20 (420)	\$5,050.00
Tax Increment District 21 (421)	\$923,012.30
Tax Increment District 23 (423)	\$120,348.53
Wastewater (630)	\$668,577.27
Recycling (632)	\$179,505.60
Marina (634)	\$68,687.27
Parking (650)	\$1,164.22
Transit (651)	\$174,013.14
Health Insurance (710)	\$59,969.17
Workers Compensation (712)	\$4,125.00
Information Technology (713)	\$18,173.42
Motor Vehicle (730)	\$41,769.40
Cash Management Fund (999)	\$47,569.84
<b>Total</b>	<b>\$5,207,079.94</b>

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	GENERAL FUND	5648	FASTENAL COMPANY	WISHE354714	4/28/2025	STOCKROOM - IC WB FLO PINK 170Z	179.31	05142025	5988	101 161000	INVENTORY
101	GENERAL FUND	5648	FASTENAL COMPANY	WISHE354538	4/17/2025	SHANE STOCKROOM 1 3/4CRMP WIRE CUP, LG FLEXGRD GLV	1,145.75	05142025	5988	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	228-026063	5/1/2025	ACCT# SB2410 - FLEXZILLA PRO EXT CORD 12	119.98	05142025	367779	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	228-026064	5/1/2025	ACCT# SB2410 - 10PK RUBBER STRAP EPDM 21	22.49	05142025	367779	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	50-6058150	4/30/2025	ACCT# SB2410 - HYDRAULIC HOSE - HP 100FT	640.00	05142025	367779	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	1-10709177	5/2/2025	STOCKROOM MIRROR 8 STAINLESS STEEL	48.06	05142025	367779	101 161000	INVENTORY
101	GENERAL FUND	7695	NAPA AUTO PARTS	479843	5/1/2025	STOCKROOM - T-30 CLAMP&BAND KIT	219.33	05142025	367812	101 161000	INVENTORY
101	GENERAL FUND	7695	NAPA AUTO PARTS	479781	4/30/2025	STOCKROOM - FIL HYDRAULIC FILTER	74.50	05142025	367812	101 161000	INVENTORY
101	GENERAL FUND	9100	DAKOTA SUPPLY	S104364131.001-CR	1/6/2025	CR FOR DBL PYMT OF INV #S104364131.001-CUST #48920	(37.36)	05142025	367770	101 161000	INVENTORY
101	GENERAL FUND	9100	DAKOTA SUPPLY	S104600560.001	4/7/2025	DPW STOCKROOM HEX NUT LOK-BOLT SLEEVE ANCHOR	21.56	05142025	367770	101 161000	INVENTORY
101	GENERAL FUND	16722	PROFESSIONAL SUPPLY	1108581	5/2/2025	CUST# SHEBC150 - BLEACH 6% AROCEP, 6 GAL CASE	412.86	05142025	6014	101 161000	INVENTORY
101	GENERAL FUND	19450	SHERWIN-WILLIAMS CO.	0438-6	5/2/2025	ACCT# 3125-4215-2 - 2 INCH CS N/P 2" ANGLE SASH	210.50	05142025	367849	101 161000	INVENTORY
101	GENERAL FUND	4404	CHARTER COMMUNICATIO	170696901042125	4/21/2025	MAY BILLING-ACCT #170696901	550.00	05142025	367761	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-07052	4/29/2025	MARGARITA CORONADO	150.00	05142025	367845	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	1258	KWIK TRIP INC.	G781CTJN1H	5/1/2025	RESTITUTION-SAMUEL RICHARD SIXEL	3.15	05142025	367798	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	1258	KWIK TRIP INC.	G781CL4FCM	5/1/2025	RESTITUTION-BENJAMIN AVILA III	33.13	05142025	367798	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	3625	TARGET	GJ811713B7	5/1/2025	RESTITUTION-SOPHIA GRACE ORTH	214.09	05142025	367855	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	5624	MEIJER STORES	G780FLM8PZ	5/1/2025	RESTITUTION-SCOTT ROBERT LEMKE	126.42	05142025	367805	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	5624	MEIJER STORES	G780FLM8Q0	5/1/2025	RESTITUTION-SCOTT ROBERT LEMKE	131.20	05142025	367805	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	6912	BADGER STATE LOFTS	G780FMV9W1	5/1/2025	RESTITUTION-HALEIGH C. SCHELK	198.95	05142025	367818	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	6912	MATTHEW A. RIVERS	G780D7W1BF	5/1/2025	RESTITUTION-LEVI SCOTT RAMEY&TUBIACE	25.00	05142025	367827	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	6912	HMONG CULTURE SERVIC	G780H6RP3M-APR2025	5/1/2025	RESTITUTION-KOLIN K. FISCHER	500.00	05142025	367824	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	6912	ANTHONY DAVID HOUSEY	G781CL4FCG	5/1/2025	RESTITUTION-HELENA R WILDMAN	187.00	05142025	367817	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	6912	PAXTON FEDELL	G780FJ55ZL-APR2025	5/1/2025	RESTITUTION-SAMANTHA A. GARTZKE	169.00	05142025	367828	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	6912	BEAU BUCK OLIVARES	G780FKD7DJ	5/1/2025	RESTITUTION-CASSANDRA JEAN BENIRSCHKE	40.00	05142025	367819	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	6912	LILIAN MARIE BERRYST	G781CX0Q6X-APR2025	5/1/2025	RESTITUTION-RYLIE GROGAN	150.00	05142025	367825	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	19032	SHEBOYGAN COUNTY TRE	APRIL_2025	5/1/2025	APRIL MUNICIPAL COURT PAYMENT	5,960.54	05142025	367848	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	21770	VILLAGE OF KOHLER	APRIL_2025	5/1/2025	APRIL MUNICIPAL COURT PAYMENT	3,186.79	05142025	6029	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	21850	WAL-MART COMMUNITY	G781CPTJPG	5/1/2025	RESTITUTION-AMILCAR JOSUE DELGADILLO&ARQUIN	13.04	05142025	367868	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	21850	WAL-MART COMMUNITY	G781CPTJPF	5/1/2025	RESTITUTION-BRENDA R. HUETEVALLE	13.40	05142025	367868	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	22476	STATE OF WISCONSIN	APRIL_2025	5/1/2025	APRIL MUNICIPAL COURT PAYMENT	20,542.02	05142025	367854	101 451110	COURT PENALTY COSTS
101	GENERAL FUND	6777	VISA	05062025-PCARD	4/30/2025	APRIL PCARD PURCHASES	61,128.97	051625DD	367884	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	2134	INTERNAL REVENUE SER	05122025-PR TAX	5/12/2025	BI-WEEKLY PR TAXES	242,089.04	051625DD	367893	101 215110	SOCIAL SECURITY DEDUCTIONS
101	GENERAL FUND	7007	WI DEPT OF REV	05122025-PR TAX	5/12/2025	BI-WEEKLY PR TAX	47,352.98	051625DD	367892	101 215115	STATE WITHHOLDING PAYABLE
101	GENERAL FUND	5648	FASTENAL COMPANY	WISHE354923	5/6/2025	SHANE DPW STOCKROOM PADLOCK KEYS X12	186.96	05282025	6051	101 161000	INVENTORY
101	GENERAL FUND	5648	FASTENAL COMPANY	WISHE355145	5/16/2025	CUST# WISHE0157 - HCS1/4-20X1 Z 5	264.62	05282025	6051	101 161000	INVENTORY
101	GENERAL FUND	6149	FISCHER'S FLEET SERV	71156P	5/15/2025	STOCK - 24X36 MUD FLAPS	85.65	05282025	367936	101 161000	INVENTORY
101	GENERAL FUND	7140	QUALITY STATE OIL	935043	5/7/2025	DPW STOCKROOM MOBIL DELVAC XTREME GRS 2 PK	103.02	05282025	6079	101 161000	INVENTORY
101	GENERAL FUND	7140	QUALITY STATE OIL	936424	5/14/2025	ACCT# 66290232 - PURUS ELC H.D. COLLANT 50/50	161.72	05282025	6079	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	50-6073927	5/7/2025	STOCKROOM STT STAMP RED LICENSE WL 5/7/25	14.44	05282025	367933	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	228-026301	5/7/2025	STOCKROOM COUPLINGS/ADAPTERS, AIR FILTER PANEL	131.07	05282025	367933	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	228-026303	5/7/2025	STOCKROOM DOT3 BRAKE FLUID 32OZ, BASIC HALOGEN CAR	18.72	05282025	367933	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	50-6079087	5/9/2025	DPW STOCKROOM ATC HOLDER W/COV-30A X4	17.56	05282025	367933	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	228-026428	5/9/2025	DPW STOCKROOM COOLANT FILTER X1	17.98	05282025	367933	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	228-026426	5/9/2025	DPW STOCKROOM CARTRIDGE HYD FILTER X4	150.32	05282025	367933	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	376-067585	5/7/2025	DPW STOCKROOM WD40 12OZ SMART STRAW X5	60.15	05282025	367933	101 161000	INVENTORY
101	GENERAL FUND	7439	FACTORY MOTOR PARTS	228-026793	5/19/2025	ACCT# SB2410 - 2 WAY CONNECTOR	30.50	05282025	367933	101 161000	INVENTORY
101	GENERAL FUND	7695	NAPA AUTO PARTS	480412	5/8/2025	DPW MVD STOCKROOM CUT-OFF WHEEL	131.60	05282025	367962	101 161000	INVENTORY
101	GENERAL FUND	7695	NAPA AUTO PARTS	480335	5/7/2025	DPW MVD STOCKROOM AIR FILTERS, FILTERS, HYDRAULIC	510.71	05282025	367962	101 161000	INVENTORY
101	GENERAL FUND	7695	NAPA AUTO PARTS	480360	5/7/2025	DPW MVD STOCKROOM GL BLAC, HYDRAULIC FILTER, COUPL	493.67	05282025	367962	101 161000	INVENTORY
101	GENERAL FUND	7695	NAPA AUTO PARTS	480880	5/14/2025	STOCKROOM - PX RS BLACK GASKET MA	446.82	05282025	367962	101 161000	INVENTORY

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	GENERAL FUND	9100	DAKOTA SUPPLY	S104696776.001	5/13/2025	CUST# 49037 - MORSE 11467 1330 21/64" JL DRL HSS	27.20	05282025	367929	101 161000	INVENTORY
101	GENERAL FUND	16722	PROFESSIONAL SUPPLY	1109369	5/19/2025	STOCKROOM - 7 PF MIL NITRILE GLOVES LARGE	312.36	05282025	6078	101 161000	INVENTORY
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-07827	5/8/2025	RYAN MOSES SMITH	250.00	05282025	367978	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-07529	5/8/2025	TOMMY JAMES EDWARDS	250.00	05282025	367978	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-07628	5/8/2025	ANGEL COSME SANTIAGO	150.00	05282025	367978	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-07649	5/8/2025	JEFFREY KLUNK	150.00	05282025	367978	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-07838	5/9/2025	GABRIEL PICCIOLO	500.00	05282025	367978	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-08138	5/13/2025	DONAVEN JORDAN LOVETT	150.00	05282025	367978	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-08542	5/19/2025	DAVID PERRY	150.00	05282025	367978	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	18927	SHEBOYGAN COUNTY CLE	C25-08551	5/20/2025	AJAJA WILLIAMS	150.00	05282025	367978	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	19030	SHEBOYGAN COUNTY SHE	C25-07978	5/13/2025	RANDECE WILSON	450.00	05282025	367979	101 211000	ACCOUNTS PAYABLE
101	GENERAL FUND	13575	MINNESOTA LIFE INSUR	002832-JUNE2025-COS	5/12/2025	JUNE PREMIUM-UNIT #007002, POLICY #002832L-COS	10,118.99	05282025	367961	101 215302	LIFE INSURANCE DEDUCTION
101	GENERAL FUND	13575	MINNESOTA LIFE INSUR	002832-JUNE 2025-MPL	5/12/2025	JUNE PREMIUM-UNIT #007019, POLICY #002832L-MPL	639.32	05282025	367961	101 215302	LIFE INSURANCE DEDUCTION
101	GENERAL FUND	1746	FESTIVAL FOODS	05192025	5/19/2025	REFUND BEVERAGE OPERATOR RENEWALS	114.00	05282025	367935	101 441100	LIQUOR & OPERATOR LICENSES
101	GENERAL FUND	2134	INTERNAL REVENUE SER	05272025-PR TAX	5/27/2025	BI-WEEKLY PR TAXES	238,248.48	053125DD	368261	101 215110	SOCIAL SECURITY DEDUCTIONS
101	GENERAL FUND	7007	WI DEPT OF REV	05312025-PR TAX	5/27/2025	BI-WEEKLY PR TAXES	46,556.89	053125DD	368260	101 215115	STATE WITHHOLDING PAYABLE
101	GENERAL FUND	6998	WI EMP TRUST	0054302	5/8/2025	WRS CONTRIBUTIONS-APRIL 2025	423,339.57	053125DD	368264	101 215200	WI RETIREMENT DEDUCTIONS
101	GENERAL FUND	7007	WI DEPT OF REV	05222025	5/1/2025	APRIL SALES TAX PAYMENT	19,136.58	053125DD	368257	101 242130	SALES TAX DUE TO STATE
101	GENERAL FUND	7007	WI DEPT OF REV	05222025	5/1/2025	APRIL SALES TAX PAYMENT	(143.52)	053125DD	368257	101 412220	STATE SALES TAX COMMISSION
101	COUNCIL	3316	CLEAR CONNECTIONS	1301	5/1/2025	INTERPRETING SVCS-APRIL 2025	744.00	05142025	367764	101110 531100	CONTRACTED SERVICES
101	COUNCIL	19032	SHEBOYGAN COUNTY TRE	116287	5/1/2025	BUSINESS CARDS-CUST #60032	37.58	05142025	367847	101110 540100	OFFICE SUPPLIES
101	COUNCIL	19032	SHEBOYGAN COUNTY TRE	116289	5/1/2025	BUSINESS CARDS-CUST #60032	7.60	05142025	367847	101110 540100	OFFICE SUPPLIES
101	COUNCIL	19032	SHEBOYGAN COUNTY TRE	116329	5/1/2025	BUSINESS CARDS-CUST #60032	15.16	05142025	367847	101110 540100	OFFICE SUPPLIES
101	COUNCIL	19032	SHEBOYGAN COUNTY TRE	116703	5/1/2025	BUSINESS CARDS-CUST #60032	28.27	05142025	367847	101110 540100	OFFICE SUPPLIES
101	COUNCIL	11899	LANGUAGE LINE SERVIC	11587315	4/30/2025	APRIL SERVICES-ACCT #9022000527	410.40	05282025	367955	101110 531100	CONTRACTED SERVICES
101	MUNICIPAL COURT	22640	WI SUPREME COURT	680-0000001541	3/1/2025	2025 CONTINUING JUDICIAL EDUCATION	800.00	05142025	367875	101120 536125	EMPLOYEE DEVELOPMENT
101	MUNICIPAL COURT	19032	SHEBOYGAN COUNTY TRE	137612	4/25/2025	MUNI COURT ENVELOPES	323.96	05142025	367847	101120 540100	OFFICE SUPPLIES
101	MUNICIPAL COURT	19032	SHEBOYGAN COUNTY TRE	110945	5/1/2025	MUNI COURT ENVELOPES- CUST #60032	130.20	05142025	367847	101120 540100	OFFICE SUPPLIES
101	MUNICIPAL COURT	19032	SHEBOYGAN COUNTY TRE	111721	5/1/2025	MUNI COURT ENVELOPES- CUST #60032	375.60	05142025	367847	101120 540100	OFFICE SUPPLIES
101	MUNICIPAL COURT	7036	JAMES LEASING	21485	4/22/2025	ACCT #C035 APR/MAY BILLING & MAR/APR OVERAGES	240.63	05142025	367795	101120 563110	OFFICE EQUIPMENT MAINTENANCE
101	CITY ATTORNEY	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	126.12	05142025	367748	101130 555120	PHONES
101	CITY ATTORNEY	7036	JAMES LEASING	21670	4/30/2025	ACCT #C035 APR/MAY BILLING & MAR/APR OVERAGES	231.73	05142025	367795	101130 563110	OFFICE EQUIPMENT MAINTENANCE
101	CITY ATTORNEY	7036	JAMES LEASING	21548	4/25/2025	ACCT #C035 APR/MAY BILLING PERIOD	12.31	05142025	367795	101130 563110	OFFICE EQUIPMENT MAINTENANCE
101	CITY ATTORNEY	12133	LEXIS-NEXIS	3095724958	4/30/2025	ACCT.422P5325L-APRIL 2025 RESEARCH	363.00	05282025	367957	101130 531100	CONTRACTED SERVICES
101	CITY ATTORNEY	6912	DR. TED DISTEFANO	2010150559	5/14/2025	WITNESS FEE - CITY V. ANNIE JENKINS	5.80	05282025	367966	101130 531205	WITNESS FEES
101	CITY ATTORNEY	6912	MICHELLE PERRONNE	2010150561	5/14/2025	WITNESS FEE - CITY V. ANNIE JENKINS	5.80	05282025	367970	101130 531205	WITNESS FEES
101	CITY ATTORNEY	22148	THOMSON REUTERS - W	851938543	5/1/2025	ACCT 1000616687. LIBRARY PLAN CHARGES-MAY 2025	490.98	05282025	6087	101130 546105	BOOKS - REFERENCE
101	MAYOR	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	84.08	05142025	367748	101140 555120	PHONES
101	MAYOR	7036	JAMES LEASING	21487	4/22/2025	ACCT #C035-015 APR/MAY BILLING & MAR/APR OVERAGES	133.47	05142025	367795	101140 563110	OFFICE EQUIPMENT MAINTENANCE
101	MAYOR	7711	GOVERNMENT SOCIAL	2025-210018883	5/7/2025	GSMCON2025 IN PERSON TICKET - V. VALDEZ	978.00	05282025	367943	101140 536125	EMPLOYEE DEVELOPMENT
101	MAYOR	7036	JAMES LEASING	20687	2/25/2025	ACCT #C035-015 FEB/MAR BILLING & JAN/FEB OVERAGE	119.23	05282025	367949	101140 563110	OFFICE EQUIPMENT MAINTENANCE
101	CITY ADMINISTRATOR	19032	SHEBOYGAN COUNTY TRE	111663	5/1/2025	BUSINESS CARDS-CUST #60032	30.31	05142025	367847	101141 540100	OFFICE SUPPLIES
101	CITY ADMINISTRATOR	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	84.08	05142025	367748	101141 555120	PHONES
101	CITY ADMINISTRATOR	7036	JAMES LEASING	21487	4/22/2025	ACCT #C035-015 APR/MAY BILLING & MAR/APR OVERAGES	133.46	05142025	367795	101141 563110	OFFICE EQUIPMENT MAINTENANCE
101	CITY ADMINISTRATOR	7036	JAMES LEASING	20687	2/25/2025	ACCT #C035-015 FEB/MAR BILLING & JAN/FEB OVERAGE	119.22	05282025	367949	101141 563110	OFFICE EQUIPMENT MAINTENANCE
101	CITY CLERK	22445	WI DEPT OF JUSTICE	202504	5/1/2025	APRIL BACKGROUND CHECKS- ACCT #G2024	784.00	05142025	367874	101142 531100	CONTRACTED SERVICES
101	CITY CLERK	19032	SHEBOYGAN COUNTY TRE	110522	5/1/2025	ENVELOPES-CITY CLERK-CUST #60032	168.99	05142025	367847	101142 540100	OFFICE SUPPLIES
101	CITY CLERK	19032	SHEBOYGAN COUNTY TRE	114830	5/1/2025	ENVELOPES-CITY CLERK-CUST #60032	81.58	05142025	367847	101142 540100	OFFICE SUPPLIES
101	CITY CLERK	7036	JAMES LEASING	21729	5/6/2025	ACCT #C035-008 APR/MAY BILLING & MAR/APR OVERAGES	267.53	05282025	367949	101142 540100	OFFICE SUPPLIES
101	ELECTIONS	19032	SHEBOYGAN COUNTY TRE	131668	5/1/2025	CUST #60032 CHANGE OF POLLING ADDRESS POSTCARDS	129.65	05142025	367847	101143 540100	OFFICE SUPPLIES
101	ELECTIONS	19032	SHEBOYGAN COUNTY TRE	114647	5/1/2025	CHANGE OF ADDRESS VOTER CARDS-CUST #60032	187.00	05142025	367847	101143 540100	OFFICE SUPPLIES
101	ELECTIONS	19032	SHEBOYGAN COUNTY TRE	114679	5/1/2025	ABSENTEE ENVELOPES-CUST #60032	555.18	05142025	367847	101143 540100	OFFICE SUPPLIES
101	HUMAN RESOURCES	17980	ST. NICHOLAS HOSPITA	27563	4/30/2025	APRIL DRUG SCREENS	266.00	05142025	367853	101144 531100	CONTRACTED SERVICES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	HUMAN RESOURCES	17980	ST. NICHOLAS HOSPITA	27595	4/30/2025	APRIL DRUG SCREENS	557.00	05142025	367853	101144 531100	CONTRACTED SERVICES
101	HUMAN RESOURCES	1972	BUELOW VETTER	5-244.00006	5/5/2025	ACCT #244.00006 GOVERNANCE INVESTIGATION STATEMENT	177.00	05142025	367758	101144 531200	LEGAL SERVICES
101	HUMAN RESOURCES	21823	VON BRIESEN & ROPER	490570	4/16/2025	MATTER NUMBER:004236- 00043	8,691.00	05142025	367867	101144 531200	LEGAL SERVICES
101	HUMAN RESOURCES	19032	SHEBOYGAN COUNTY TRE	111663	5/1/2025	BUSINESS CARDS-CUST #60032	30.31	05142025	367847	101144 540100	OFFICE SUPPLIES
101	HUMAN RESOURCES	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	84.08	05142025	367748	101144 555120	PHONES
101	HUMAN RESOURCES	6912	LIVE MORE HEALTH COA	04212025	4/21/2025	GROUP WELLNESS ACTIVITY	250.00	05142025	367826	101144 580900	WELLNESS INITIATIVE
101	HUMAN RESOURCES	7699	ATTOLLES LAW SC	4041	5/9/2025	PROFESSIONAL SERVICE RENDERED THROUGH APR 30, 2025	14,477.10	05282025	367914	101144 531200	LEGAL SERVICES
101	HUMAN RESOURCES	21823	VON BRIESEN & ROPER	493618	5/19/2025	MATTER NUMBER: 004236- 00006 LABOR AND PERSONNEL	4,854.50	05282025	368001	101144 531200	LEGAL SERVICES
101	HUMAN RESOURCES	700	MRA-THE MANAGEMENT	00484498	5/12/2025	CLASS REGISTRATION-HR DEPT	1,155.00	05282025	6071	101144 536125	EMPLOYEE DEVELOPMENT
101	HUMAN RESOURCES	7710	FROEDTERT WORKFORCE	00020564-00	3/31/2025	ACCT #001947 SUSPICION TRAINING - 3/11/25	578.00	05282025	367939	101144 536140	CITY-WIDE EMPLOYEE DEVELOPMENT
101	HUMAN RESOURCES	21100	TORKE COFFEE COMPANY	0547377	5/7/2025	CUST #2224 COFFEE - 3RD FLOOR BREAKROOM	420.26	05282025	367988	101144 546160	EMPLOYEE ENGAGEMENT
101	HUMAN RESOURCES	7036	JAMES LEASING	21786	5/12/2025	ACCT #CO35-010 MAY/JUNE BILLING & APR/MAY OVERAGES	272.67	05282025	367949	101144 563110	OFFICE EQUIPMENT MAINTENANCE
101	FINANCE	7143	BAKER TILLY US LLP	BT3169098	4/30/2025	PROGRESS BILLING #3, YE 2024 AUDIT-CLIENT #7696	15,225.00	05142025	5973	101150 531100	CONTRACTED SERVICES
101	FINANCE	19032	SHEBOYGAN COUNTY TRE	126728	5/1/2025	CUST #60032 WINDOW ENVELOPES FOR CITY FINANCE	144.61	05142025	367847	101150 540100	OFFICE SUPPLIES
101	FINANCE	19032	SHEBOYGAN COUNTY TRE	93965	5/1/2025	CUST #60032 PRT CLR HANDOUTS 240	50.40	05142025	367847	101150 589999	MISCELLANEOUS EXPENSES
101	FINANCE	19032	SHEBOYGAN COUNTY TRE	102966	5/1/2025	CUST #60032 CITY OF SHEBOYGAN LETTERHEADS	420.00	05142025	367847	101150 589999	MISCELLANEOUS EXPENSES
101	FINANCE	19032	SHEBOYGAN COUNTY TRE	126028	5/1/2025	CUST #60032 WINDOW ENVELOPES	96.41	05142025	367847	101150 589999	MISCELLANEOUS EXPENSES
101	FINANCE	19032	SHEBOYGAN COUNTY TRE	110531	5/1/2025	CUST #60032 COPIES FOR THE CITY OF SHEBOYGAN	4.79	05142025	367847	101150 589999	MISCELLANEOUS EXPENSES
101	FINANCE	19032	SHEBOYGAN COUNTY TRE	137729	5/9/2025	CUST #60032 PURCHASING AGENT SERVICES-APRIL 2025	6,039.51	05282025	367981	101150 531100	CONTRACTED SERVICES
101	FINANCE	3194	VERIZON WIRELESS	6112425979	5/1/2025	APRIL BILLING-ACCT #686694676-00001	40.09	05282025	367998	101150 555120	PHONES
101	FINANCE	7036	JAMES LEASING	21785	5/12/2025	ACCT #CO35-009 MAY/JUNE BILLING & APR/MAY OVERAGES	243.09	05282025	367949	101150 563110	OFFICE EQUIPMENT MAINTENANCE
101	FINANCE	2134	INTERNAL REVENUE SER	05192025-LATE FEE	4/28/2025	PR TAX LATE FILING FEE	11,913.37	053125DD	368135	101150 531110	FINANCIAL SERVICES FEES
101	ASSESSING	19032	SHEBOYGAN COUNTY TRE	125224	5/1/2025	CUST #60032 #10 WINDOW ENVELOPES FOR CITY ASSESSORS	289.23	05142025	367847	101155 540100	OFFICE SUPPLIES
101	ASSESSING	19032	SHEBOYGAN COUNTY TRE	126371	5/1/2025	CUST #60032 WINDOW ENVELOPES FOR CITY ASSESSOR	241.02	05142025	367847	101155 540100	OFFICE SUPPLIES
101	ASSESSING	19032	SHEBOYGAN COUNTY TRE	128690	5/1/2025	CUST #60032 WINDOW ENVELOPES FOR CITY ASSESSOR	1,446.16	05142025	367847	101155 540100	OFFICE SUPPLIES
101	ASSESSING	19032	SHEBOYGAN COUNTY TRE	128973	5/1/2025	CUST #60032 WINDOW ENVELOPES FOR CITY ASSESSOR	289.23	05142025	367847	101155 540100	OFFICE SUPPLIES
101	ASSESSING	19032	SHEBOYGAN COUNTY TRE	130390	5/1/2025	CUST #60032 #10 WINDOW ENVELOPES FOR CITY ASSESSOR	293.71	05142025	367847	101155 540100	OFFICE SUPPLIES
101	ASSESSING	19032	SHEBOYGAN COUNTY TRE	132090	5/1/2025	CUST #60032 #10 WINDOW ENVELOPES FOR CITY ASSESSOR	293.70	05142025	367847	101155 540100	OFFICE SUPPLIES
101	ASSESSING	19032	SHEBOYGAN COUNTY TRE	115423	5/1/2025	ENVELOPES-ASSESSORS OFFICE CUST #60032	218.54	05142025	367847	101155 540100	OFFICE SUPPLIES
101	ASSESSING	19032	SHEBOYGAN COUNTY TRE	116879	5/1/2025	ENVELOPES-CITY ASSESSORS- CUST #60032	307.72	05142025	367847	101155 540100	OFFICE SUPPLIES
101	ASSESSING	7585	CATALIS TAX & CAMA	INV308350239	5/1/2025	MAY ASSESSMENT SERVICES	39,833.34	05282025	6040	101155 531100	CONTRACTED SERVICES
101	ASSESSING	2665	COMPLETE OFFICE OF	921360	5/13/2025	OFFICE SUPPLIES-ASSESSORS OFFICE	7.00	05282025	6044	101155 540100	OFFICE SUPPLIES
101	ASSESSING	2665	COMPLETE OFFICE OF	920855	5/13/2025	OFFICE SUPPLIES-ASSESSORS OFFICE	31.17	05282025	6044	101155 540100	OFFICE SUPPLIES
101	ASSESSING	7036	JAMES LEASING	21861	5/14/2025	MAY LEASE BILLING-ACCT #CO35	178.75	05282025	367949	101155 563110	OFFICE EQUIPMENT MAINTENANCE
101	CITY BUILDINGS	6917	UNIFIRST CORPORATION	1481037420	4/15/2025	CUST #1673840 MOPS & MATS - CITY HALL	40.09	05142025	367862	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	6917	UNIFIRST CORPORATION	1481038270	4/29/2025	CUST #1673840 MATS & MPS - CITY HALL	47.01	05142025	367862	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	7157	SMITHEREEN PEST	3689465	4/25/2025	LOCATION #155046 REGULARLY SCHEDULED PC SERVICE	85.00	05142025	6020	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	455	ALDAG/HONOLD MECH	7277	4/25/2025	JOB #66881 INSTALL COFFEE MAKER LINES-DPW	917.00	05142025	5965	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	2375	CINTAS FIRST AID	5267520006	4/30/2025	CUST #15666645 SUPPLIES - CITY HALL	31.37	05142025	367762	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	5648	FASTENAL COMPANY	WISHE354713	4/28/2025	CUST #WISHE0157 HIT PIN	18.98	05142025	5988	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	455	ALDAG/HONOLD MECH	SD3850	5/5/2025	JOB #5005671 LABOR & FILING FEE TEST RP VALVE	144.00	05142025	5965	101160 550112	BUILDING MAINT&REPAIR - POLICE
101	CITY BUILDINGS	9100	DAKOTA SUPPLY	S104436288.002	5/5/2025	CUST #49037 ANCHOR SHACKLE BITS	181.13	05142025	367770	101160 550113	BUILDING MAINT&REPAIR - FIRE
101	CITY BUILDINGS	6739	AMAZON CAPITAL SERVI	1KCN-TCWM-CXGY	4/15/2025	ACCT #A2JXVCVZU4549M BUILDING MAINT - MPL	102.91	05142025	5967	101160 550114	BUILDING MAINT&REPAIR - LIBRARY
101	CITY BUILDINGS	9100	DAKOTA SUPPLY	S104671872.001	5/2/2025	CUST #49037 GRINDER PADDLE & BATTERY PACK	378.00	05142025	367770	101160 560255	TOOLS & SMALL EQUIPMENT
101	CITY BUILDINGS	7568	PROSHRED	1739402	4/29/2025	APRIL SHREDDING SERVICE CUST #47-0000018815	126.00	05142025	367836	101160 564130	JANITORIAL SUPPLIES/SERVICE
101	CITY BUILDINGS	16722	PROFESSIONAL SUPPLY	1108401	4/29/2025	CUST #MEADP100 SUPPLIES- MPL	246.25	05142025	6014	101160 564130	JANITORIAL SUPPLIES/SERVICE
101	CITY BUILDINGS	16722	PROFESSIONAL SUPPLY	1108395	4/29/2025	CUST #SHEBM110 CLEANER/DEGREASER	78.23	05142025	6014	101160 564130	JANITORIAL SUPPLIES/SERVICE

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	CITY BUILDINGS	16722	PROFESSIONAL SUPPLY	1108393	4/29/2025	CUST #SHEBO350 CLENAER - SPD	290.70	05142025	6014	101160 564130	JANITORIAL SUPPLIES/SERVICE
101	CITY BUILDINGS	2375	CINTAS FIRST AID	4229583814	5/6/2025	CUST #21385630 SUPPLIES- UPTOWN SOCIAL	143.60	05282025	367925	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	2375	CINTAS FIRST AID	5270594404	5/16/2025	CUST #21385630 SUPPLIES - UPTOWN SOCIAL	68.60	05282025	367924	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	2375	CINTAS FIRST AID	5270594406	5/16/2025	CUST #11266400 SUPPLIES - PUBLIC WORKS	63.16	05282025	367924	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	6917	UNIFIRST CORPORATION	1481038646	5/6/2025	CUST #1673791 SUPPLIES - PUBLIC WORKS	59.80	05282025	367991	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	6917	UNIFIRST CORPORATION	1481038659	5/6/2025	CUST # 1673840 SUPPLIES - CITY HALL	42.40	05282025	367991	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	6917	UNIFIRST CORPORATION	1481039075	5/13/2025	CUST #1673791 SUPPLIES - PUBLIC WORKS	45.16	05282025	367991	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	6917	UNIFIRST CORPORATION	1481039100	5/13/2025	CUST #1673840 MOPS & MATS - CITY HALL	42.40	05282025	367991	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	7157	SMITHEREEN PEST	3717505	5/12/2025	LOC #155048 REGULARLY SCHEDULED PC SERVICE	45.00	05282025	6080	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	7157	SMITHEREEN PEST	3717502	5/9/2025	LOC #155046 REGULARLY SCHEDULED PC SERVICE	85.00	05282025	6080	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	10181	J.F. AHERN COMPANYH	733493	5/13/2025	AGREEMENT 56128 - SPRINKLER INSPECTION - 1817 N 8	328.00	05282025	6059	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	10181	J.F. AHERN COMPANYH	733482	5/13/2025	AGREEMENT 11710 - SPRINKLER INSPECTION - SMB	285.00	05282025	6059	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	10181	J.F. AHERN COMPANYH	733492	5/13/2025	AGREEMENT 51958 - SPRINKLER INSPECTION - SPD	196.00	05282025	6059	101160 531100	CONTRACTED SERVICES
101	CITY BUILDINGS	222	BLOCK IRON & SUPPLY	799210	5/15/2025	PROVIDE AND INSTALL LOCKS AND KEYS AT MSB	5,110.00	05282025	367918	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	455	ALDAG/HONOLD MECH	7278	4/25/2025	JOB #66881 INSTALL COFFEE MAKER LINES AT CITY HALL	917.00	05282025	6036	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	455	ALDAG/HONOLD MECH	7279	4/25/2025	JOB #66881 - INSTALL COFFEE MAKER LINE -CITY HALL	917.00	05282025	6036	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	7499	LANDMARK LANDSCAPE	16794	4/30/2025	2025 TOTAL PROPERTY CARE FOR CITY HALL AT 828 CENT	474.51	05282025	6064	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	9100	DAKOTA SUPPLY	S104604019.001	4/8/2025	CUST #49037 SHOP SUPPLIES	26.74	05282025	367929	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	9100	DAKOTA SUPPLY	S104684106.001	5/7/2025	CUST #49037 DRAIN CLEANER	49.23	05282025	367929	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	9100	DAKOTA SUPPLY	S104554100.001	4/8/2025	CUST #49037 BALL END L- WRENCH	17.44	05282025	367929	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	16715	PROFESSIONAL DOOR	123103	5/10/2025	SERVICE #302 - MECHANIC SHOP - NEW JERSEY	98.80	05282025	6077	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	16715	PROFESSIONAL DOOR	123102	5/10/2025	SERVICE #302 NEW JERSEY - NE ENTRANCE DOOR	105.60	05282025	6077	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	16715	PROFESSIONAL DOOR	123101	5/10/2025	SERVICE #302 - NEW JERSEY - SALT SHED	365.90	05282025	6077	101160 550110	BUILDING MAINT & REPAIR
101	CITY BUILDINGS	2691	D&H SALES & SERVICE	06946	5/6/2025	MAINT- FIRE DEPT	14.75	05282025	6046	101160 550113	BUILDING MAINT&REPAIR - FIRE
101	CITY BUILDINGS	6739	AMAZON CAPITAL SERVI	16HP-HWQG-DDVC	4/22/2025	ACCT #A2JXVCVZU4549M BUILDING MAINT - MPL	124.60	05282025	6038	101160 550114	BUILDING MAINT&REPAIR -LIBRARY
101	CITY BUILDINGS	6739	AMAZON CAPITAL SERVI	1PM7-TV3V-R9NL	5/8/2025	ACCT #A2JXVCVZU4549M BUILDING MAINT - LIBRARY	46.74	05282025	6038	101160 550114	BUILDING MAINT&REPAIR -LIBRARY
101	CITY BUILDINGS	6739	AMAZON CAPITAL SERVI	1DKD-14R9-4FFG	4/24/2025	ACCT #A2JXVCVZU4549M BUILDING MAINT - LIBRARY	46.03	05282025	6038	101160 550114	BUILDING MAINT&REPAIR -LIBRARY
101	CITY BUILDINGS	6739	AMAZON CAPITAL SERVI	1MP6-KQ1W-4HR7	5/6/2025	ACCT #A2JXVCVZU4549M BUILDING MAINT-LIBRARY	26.67	05282025	6038	101160 550114	BUILDING MAINT&REPAIR -LIBRARY
101	CITY BUILDINGS	6739	AMAZON CAPITAL SERVI	1NNG-R77Y-3NPN	4/24/2025	ACCT #A2JXVCVZU4549M BLDG MAINT - LIBRARY	59.77	05282025	6038	101160 550114	BUILDING MAINT&REPAIR -LIBRARY
101	CITY BUILDINGS	6739	AMAZON CAPITAL SERVI	1FQH-L3LP-3KK9	5/13/2025	ACCT #A2JXVCVZU4549M BUILDING MAINT-MPL	72.50	05282025	6038	101160 550114	BUILDING MAINT&REPAIR -LIBRARY
101	CITY BUILDINGS	20551	SUPERIOR CHEMICAL CO	416336	5/15/2025	CUST #3996800 BLACK LINER - MEAD PUBLIC LIBRARY	215.88	05282025	6085	101160 550114	BUILDING MAINT&REPAIR -LIBRARY
101	CITY BUILDINGS	3194	VERIZON WIRELESS	6112425979	5/1/2025	APRIL BILLING-ACCT #686694676-00001	160.04	05282025	367998	101160 555120	PHONES
101	CITY BUILDINGS	16722	PROFESSIONAL SUPPLY	1109227	5/13/2025	CUST #SHEBO350 SUPPLIES - SPD	323.52	05282025	6078	101160 564130	JANITORIAL SUPPLIES/SERVICE
101	CITY BUILDINGS	16722	PROFESSIONAL SUPPLY	1109465	5/19/2025	CUST #SHEBC140 SUPPLIES - CITY HALL	728.54	05282025	6078	101160 564130	JANITORIAL SUPPLIES/SERVICE
101	CITY BUILDINGS	20551	SUPERIOR CHEMICAL CO	415866	5/8/2025	CUST #43803 DERMA FOAM II DISPENSER	2,240.00	05282025	6085	101160 564130	JANITORIAL SUPPLIES/SERVICE
101	CITY BUILDINGS	20551	SUPERIOR CHEMICAL CO	415870	5/8/2025	CUST #44393 BATH TISSUE - CITY HALL	155.52	05282025	6084	101160 564130	JANITORIAL SUPPLIES/SERVICE
101	CITY BUILDINGS	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	1,965.99	053125DD	368249	101160 555100	UTILITIES
101	CITY BUILDINGS	22625	ALLIANT ENERGY	04292025-CITY BLDGS	4/29/2025	APRIL BILLING-ACCT #8887540000	7,262.38	053125DD	368250	101160 555100	UTILITIES
101	CITY BUILDINGS	22625	ALLIANT ENERGY	04282025-SENIOR CNTR	4/28/2025	APRIL BILLING-ACCT #0632950000	688.79	053125DD	368252	101160 555100	UTILITIES
101	CITY BUILDINGS	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	4,431.80	053125DD	368258	101160 555100	UTILITIES
101	POLICE DEPARTMENT	6917	UNIFIRST CORPORATION	1481036179	3/25/2025	CUST #1685079 SUPPLIES - SPD	40.14	05142025	367862	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	6917	UNIFIRST CORPORATION	1481036606	4/1/2025	CUST #1685079 SUPPLIES - SPD	40.14	05142025	367862	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	6917	UNIFIRST CORPORATION	1481037037	4/8/2025	CUST #1685079 SUPPLIES - SPD	41.33	05142025	367862	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	6917	UNIFIRST CORPORATION	1481038279	4/29/2025	CUST #1685079 SUPPLIES - SPD	40.14	05142025	367862	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	6917	UNIFIRST CORPORATION	1481037817	4/22/2025	CUST #1685079 SUPPLIES - SPD	40.14	05142025	367862	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	6917	UNIFIRST CORPORATION	1481037434	4/15/2025	CUST #1685079 SUPPLIES - SPD	40.14	05142025	367862	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	1114	CRAIG D. CHILDS, PHD	4198	5/2/2025	SPD CHIEF ZEMPEL REFERRED EMPLOYEE	200.00	05142025	367768	101210 531560	MEDICAL SERVICES
101	POLICE DEPARTMENT	17980	ST. NICHOLAS HOSPITA	27636	4/30/2025	SPD DRUG TESTING NOAH HAUSER INVOICE 27636	287.10	05142025	367853	101210 531560	MEDICAL SERVICES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	POLICE DEPARTMENT	17980	ST. NICHOLAS HOSPITA	2010150348	5/3/2025	ACCT 58416000 SPD APRIL BLOOD DRAWS	186.00	05142025	367852	101210 531564	LABORATORY FEES
101	POLICE DEPARTMENT	7709	WHOOSTER INC	10002011001	4/29/2025	SPD 2025 SUBSCRIPTION WHOOSTER	5,500.00	05142025	367873	101210 533106	SOFTWARE MAINT & SUBSCRIPTIONS
101	POLICE DEPARTMENT	17233	RECORD MANAGEMENT	7442	5/1/2025	SPD SIMPLE RMS SOFTWARE 2025 LICENSES	610.00	05142025	367840	101210 533106	SOFTWARE MAINT & SUBSCRIPTIONS
101	POLICE DEPARTMENT	6570	FOX VALLEY TECHNICAL	2010150324	5/2/2025	SPD0683 CLASSES MCKAY X 1 WILSON X 2	493.00	05142025	367787	101210 536125	EMPLOYEE DEVELOPMENT
101	POLICE DEPARTMENT	13877	MOTOROLA SOLUTIONS	1187145987	4/28/2025	SPD KOENIG SAA CERTIFICATION CLASS	1,100.00	05142025	6010	101210 536125	EMPLOYEE DEVELOPMENT
101	POLICE DEPARTMENT	22023	WAUKESHA COUNTY TECH	50859978	4/28/2025	ACCT 00004332 SPD OPEN RECORDS CLASS X 6	1,500.00	05142025	367871	101210 536125	EMPLOYEE DEVELOPMENT
101	POLICE DEPARTMENT	2665	COMPLETE OFFICE OF	914208	4/30/2025	CUSTOMER 9916 SPD COMPOSITION BOOKS	12.62	05142025	5978	101210 540100	OFFICE SUPPLIES
101	POLICE DEPARTMENT	2665	COMPLETE OFFICE OF	913475	4/30/2025	CUSTOMER 9916 SPD OFFICE SUPPLIES	134.62	05142025	5978	101210 540100	OFFICE SUPPLIES
101	POLICE DEPARTMENT	2665	COMPLETE OFFICE OF	915076	5/1/2025	CUSTOMER 9916 SPD ADDITIONAL ORDER OF MEMO BOOKS	12.62	05142025	5978	101210 540100	OFFICE SUPPLIES
101	POLICE DEPARTMENT	426	NAT'L LAW ENFORCEMEN	01152061	4/25/2025	CUSTOMER 207117 SPD EVIDENCE TAGS	93.40	05142025	367814	101210 540210	OPERATING SUPPLIES
101	POLICE DEPARTMENT	7515	THE POLICE	117028	3/20/2025	SPD PROX AND ID CARDS FOR 17	606.90	05142025	367857	101210 540210	OPERATING SUPPLIES
101	POLICE DEPARTMENT	20350	STREICHER'S INC	11756376	4/11/2025	CUSTOMER 11502 SPD GOLD STARS COLLAR INSIGNIA X 20	116.00	05142025	6022	101210 540210	OPERATING SUPPLIES
101	POLICE DEPARTMENT	1258	KWIK TRIP INC.	3670034	5/2/2025	ACCT 00259406 SPD APRIL FUEL COSTS	9,664.54	05142025	6003	101210 540230	GASOLINE
101	POLICE DEPARTMENT	4404	CHARTER COMMUNICATIO	170696901042125	4/21/2025	MAY BILLING-ACCT #170696901	154.10	05142025	367761	101210 555100	UTILITIES
101	POLICE DEPARTMENT	158	AT&T MOBILITY	287327786054x0502225	4/24/2025	ACCT 287327786054 SPD WIRELESS	2,375.10	05142025	367748	101210 555120	PHONES
101	POLICE DEPARTMENT	862	AT&T	920283000104-APR25	4/25/2025	APRIL BILLING-ACCT #920 283-0001 217 0	38.05	05142025	367745	101210 555120	PHONES
101	POLICE DEPARTMENT	862	AT&T	920283010004-APR25	4/25/2025	APRIL BILLING-ACCT #920 283-0100 046 3	450.95	05142025	367745	101210 555120	PHONES
101	POLICE DEPARTMENT	397	BAYCOM, INC.	EQUIPINV_055313	4/30/2025	CUSTOMER 4350 SPD	709.00	05142025	5976	101210 562110	VEHICLE MAINT & REPAIRS
101	POLICE DEPARTMENT	6923	MIKE BURKART FORD	185024223	4/29/2025	SPD SQUAD BATTERY X 2	355.46	05142025	6009	101210 562110	VEHICLE MAINT & REPAIRS
101	POLICE DEPARTMENT	7036	JAMES LEASING	21609	4/28/2025	ACCT C031 SPD CID COPIER LEASE	181.64	05142025	367795	101210 563110	OFFICE EQUIPMENT MAINTENANCE
101	POLICE DEPARTMENT	7036	JAMES LEASING	21484	4/22/2025	ACCT C031 SPD MAIN WORK ROOM COPIER LEASE	253.75	05142025	367795	101210 563110	OFFICE EQUIPMENT MAINTENANCE
101	POLICE DEPARTMENT	6925	VAN HORN AUTO	185023690	3/24/2025	FRONT AXLE-SPD	124.09	05152025	6034	101210 562110	VEHICLE MAINT & REPAIRS
101	POLICE DEPARTMENT	6925	VAN HORN AUTO	185024223	4/29/2025	BATTERY PURCHASE-SPD	355.46	05152025	6034	101210 562110	VEHICLE MAINT & REPAIRS
101	POLICE DEPARTMENT	22473	WI DEPT OF TRANSPORT	05012025-TVPR	5/1/2025	TVPR FEES-SPD	9.00	051625DD	367881	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	22473	WI DEPT OF TRANSPORT	05022025-TVPR	5/1/2025	TVPR FEES-SPD	3.00	051625DD	367882	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	22473	WI DEPT OF TRANSPORT	05052025-TVPR	5/5/2025	TVPR FEES-SPD	9.00	051625DD	367883	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	22473	WI DEPT OF TRANSPORT	05152025-TVPR FEES	5/15/2025	TVPR FEES-SPD	6.00	051625DD	367891	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	22625	ALLIANT ENERGY	04242025-SPD	4/24/2025	APRIL BILLING-ACCT #0338010000	4,084.53	051625DD	367906	101210 555100	UTILITIES
101	POLICE DEPARTMENT	6917	UNIFIRST CORPORATION	1481039113	5/13/2025	CUST #1685079 MATS & WIPERS -SPD	40.14	05282025	367991	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	3827	CUSTOM CRAFT TROPHY	50322	5/13/2025	SPD RETIREMENT AWARD JASCHOB	140.00	05282025	367928	101210 531800	PROGRAM SERVICES
101	POLICE DEPARTMENT	19000	SHEBOYGAN COUNTY TRE	137727	5/9/2025	ACCT 1071 SPD KIDS RODEO SHEETS	98.82	05282025	367980	101210 531800	PROGRAM SERVICES
101	POLICE DEPARTMENT	7436	DICTATIONPRODUCTS	11114	5/8/2025	SPD 2025 PHILIPS ENTERPRISE LICENSES	1,758.00	05282025	6047	101210 533106	SOFTWARE MAINT & SUBSCRIPTIONS
101	POLICE DEPARTMENT	6570	FOX VALLEY TECHNICAL	2010150778	2/20/2025	GLASHEEN,TEUNISSEN,PARKER,BUCHNER,NACHTWEY,LUDWIG	772.50	05282025	367938	101210 536125	EMPLOYEE DEVELOPMENT
101	POLICE DEPARTMENT	2665	COMPLETE OFFICE OF	919310	5/9/2025	CUSTOMER 9916 SPD MARKERS BATTERIES ETC	157.42	05282025	6043	101210 540100	OFFICE SUPPLIES
101	POLICE DEPARTMENT	19000	SHEBOYGAN COUNTY TRE	137719	5/8/2025	ACCT 1071 SPD NUISANCE PROPERTY PRINTING	38.54	05282025	367980	101210 540100	OFFICE SUPPLIES
101	POLICE DEPARTMENT	19000	SHEBOYGAN COUNTY TRE	137812	5/14/2025	ACCT 1071 SPD REGULAR ENVELOPES PRINTING	89.22	05282025	367980	101210 540100	OFFICE SUPPLIES
101	POLICE DEPARTMENT	19000	SHEBOYGAN COUNTY TRE	137843	5/15/2025	ACCT 1071 SPD BUSINESS CARDS BLODGETT STELTER	21.62	05282025	367980	101210 540100	OFFICE SUPPLIES
101	POLICE DEPARTMENT	9950	INTOXIMETERS, INC.	786961	5/8/2025	CUSTOMER COOOOWISHE1 SPD INTOX SUPPLIES	890.00	05282025	367947	101210 540210	OPERATING SUPPLIES
101	POLICE DEPARTMENT	20350	STREICHER'S INC	11761750	5/13/2025	SPD COLLAR INSIGNIA GOLD STARS	72.00	05282025	6083	101210 540210	OPERATING SUPPLIES
101	POLICE DEPARTMENT	7140	QUALITY STATE OIL	6967390	5/8/2025	ACCT 66290232 SPD DIESEL GENERATOR	421.21	05282025	6079	101210 540245	OILS & LUBRICANTS
101	POLICE DEPARTMENT	101	AT&T CORP	7874103010	5/7/2025	APRIL CHARGES-ACCT #831-001-2812 649	573.39	05282025	367911	101210 555120	PHONES
101	POLICE DEPARTMENT	101	AT&T CORP	7133912011	5/7/2025	APRIL BILLING-ACCT #831-001-2812 652	325.27	05282025	367911	101210 555120	PHONES
101	POLICE DEPARTMENT	101	AT&T CORP	000023427901	5/4/2025	APRIL BILLING-ACCT	11.51	05282025	367912	101210 555120	PHONES
101	POLICE DEPARTMENT	158	AT&T MOBILITY	287309317415X051525	5/7/2025	ACCT 287309317415 SPD WIRELESS	769.78	05282025	367913	101210 555120	PHONES
101	POLICE DEPARTMENT	6925	VAN HORN AUTO	185024428	5/12/2025	2ND INVOICE SPD BATTERIES	355.46	05282025	6089	101210 562110	VEHICLE MAINT & REPAIRS
101	POLICE DEPARTMENT	7036	JAMES LEASING	21757	5/7/2025	ACCT CO 31 SPD FRONT DESK COPIER LEASE	149.73	05282025	367949	101210 563110	OFFICE EQUIPMENT MAINTENANCE
101	POLICE DEPARTMENT	3295	SIGN SHOP OF SHEB	20250846	5/8/2025	VINYL GRAPHICS PACKAGES FOR PD VEHICLES	525.00	05282025	367983	101210 580210	INSURANCE DEDUCTIBLE & CLAIMS
101	POLICE DEPARTMENT	6923	MIKE BURKART FORD	401302	5/1/2025	COLLISION REPAIRS TO SHEBOYGAN PD SQUAD # 9 2022 F	12,210.13	05282025	6069	101210 580210	INSURANCE DEDUCTIBLE & CLAIMS
101	POLICE DEPARTMENT	6923	MIKE BURKART FORD	403614	5/6/2025	INSURANCE REPAIRS TO 2025 SQUAD CAR	4,051.80	05282025	6069	101210 580210	INSURANCE DEDUCTIBLE & CLAIMS
101	POLICE DEPARTMENT	22473	WI DEPT OF TRANSPORT	05192025-TVPR	5/19/2025	TVPR FEES-SPD	6.00	053125DD	368136	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	22473	WI DEPT OF TRANSPORT	05192025-TVPR2	5/19/2025	TVPR FEES-SPD	3.00	053125DD	368137	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	22473	WI DEPT OF TRANSPORT	05232025-TVPR	5/23/2025	TVPR FEES-SPD	3.00	053125DD	368259	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	22473	WI DEPT OF TRANSPORT	05292025-TVPR	5/29/2025	TVPR FEES-SPD	21.00	053125DD	368263	101210 531100	CONTRACTED SERVICES
101	POLICE DEPARTMENT	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	477.34	053125DD	368249	101210 555100	UTILITIES
101	POLICE DEPARTMENT	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	2,402.93	053125DD	368258	101210 555100	UTILITIES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	FIRE & EMERGENCY MED SERVICES	1665	ERGOMETRICS & APPLIE	147208	4/30/2025	ACCT #290728 SPRING CANDIDATE TESTING	372.59	05142025	367778	101220 531100	CONTRACTED SERVICES
101	FIRE & EMERGENCY MED SERVICES	13337	MILWAUKEE AREA TECHN	1882	4/21/2025	SFD PARAMEDIC CLASS - ROLLER & VORPAGE1	6,771.30	05142025	367808	101220 536125	EMPLOYEE DEVELOPMENT
101	FIRE & EMERGENCY MED SERVICES	13337	MILWAUKEE AREA TECHN	1883	4/21/2025	SFD FI CLASS - NOSTER & PERMAN	316.10	05142025	367808	101220 536125	EMPLOYEE DEVELOPMENT
101	FIRE & EMERGENCY MED SERVICES	13337	MILWAUKEE AREA TECHN	1893	4/22/2025	SFD PARAMEDIC CLASS - ANNELIN	5,667.00	05142025	367808	101220 536125	EMPLOYEE DEVELOPMENT
101	FIRE & EMERGENCY MED SERVICES	2665	COMPLETE OFFICE OF	912765	4/29/2025	CUST #9916 SFD LEGAL PADS & BINDER CLIPS	14.60	05142025	5978	101220 540100	OFFICE SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	1293	AURORA EMPLOYEE ASST	136-CI0000356	4/25/2025	CUST #3361 MEDICATIONS	478.53	05142025	367750	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2213	BOUND TREE MEDICAL	70364225	2/27/2025	ACCT #212408 SFD CREDIT ON ACCOUNT	(46.35)	05142025	367755	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2743	AIRGAS, USA, LLC	9160351403	4/21/2025	CUST #3214033 OXYGEN	73.39	05142025	367742	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2743	AIRGAS, USA, LLC	5515863561	4/30/2025	CUST #3214033 CYLINDER RENTAL	526.00	05142025	367742	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	7402	LIFE-ASSIST INC	1593665	4/28/2025	CUST #53081FD MEDICAL SUPPLIES	55.14	05142025	367803	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	7402	LIFE-ASSIST INC	1594070	4/29/2025	CUST #53081FD MEDICAL SUPPLIES	55.14	05142025	367803	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	1258	KWIK TRIP INC.	260156APRIL25	5/2/2025	ACCT #260156 APRIL FD FUEL PURCH	5,576.49	05142025	6003	101220 540230	GASOLINE
101	FIRE & EMERGENCY MED SERVICES	6917	UNIFIRST CORPORATION	1481038280	4/29/2025	CUST #1780868 SHOP RAGS	52.32	05142025	367862	101220 540245	OILS & LUBRICANTS
101	FIRE & EMERGENCY MED SERVICES	7382	BLIFFERT LUMBER	2504-697744	4/24/2025	SFD STRUCTURAL COLLAPSE SUPPLIES	140.48	05142025	367754	101220 540500	FIRE FIGHTING SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2691	D&H SALES & SERVICE	06803	4/30/2025	SFD FUEL PUMP	23.92	05142025	5981	101220 560255	TOOLS & SMALL EQUIPMENT
101	FIRE & EMERGENCY MED SERVICES	2455	NORTH STAR EMERGENCY	4265	5/1/2025	SFD PUMP MAINTENANCE - ALL PUMPS	2,605.66	05142025	367816	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	3497	RED POWER DIESEL	5700	4/24/2025	SFD RED & AMBER LIGHTS FOR 1873	105.51	05142025	367841	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	6149	FISCHER'S FLEET SERV	71262P	4/29/2025	SFD RADIATOR HOSE - 1873	52.42	05142025	367785	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	7439	FACTORY MOTOR PARTS	228-022714	2/14/2025	ACCT #585927 AIR FILTER - 1884	26.39	05142025	367779	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	7695	NAPA AUTO PARTS	479538	4/28/2025	ACCT #78229 ANTIFREEZE FOR AMBULANCES	20.78	05142025	367812	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	7695	NAPA AUTO PARTS	479609	4/29/2025	ACCT #78229 ANTIFREEZE FOR FIRE TRUCKS	86.94	05142025	367812	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	20716	TRUCK COUNTRY OF WIS	X20402962501	4/10/2025	CUST #54003 SFD SENSOR - 1867	225.91	05142025	367860	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	20716	TRUCK COUNTRY OF WIS	X20402996201	5/8/2025	CUST #54003 SFD RETURN SENSOR	(225.91)	05142025	367860	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	22625	ALLIANT ENERGY	04242025-FD	4/24/2025	APRIL BILLING-ACCT #4909100000	3,399.18	051625DD	367899	101220 555100	UTILITIES
101	FIRE & EMERGENCY MED SERVICES	7446	CREDIT SERVICE	171488	4/30/2025	MARCH 2025 SFD COLLECTIONS	11.45	05282025	367926	101220 531100	CONTRACTED SERVICES
101	FIRE & EMERGENCY MED SERVICES	3295	SIGN SHOP OF SHEB	20250860	5/8/2025	SFD PARADE SIGNS	96.00	05282025	367983	101220 540100	OFFICE SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	7365	PETTY CASH	05152025-FD	5/15/2025	PETTY CASH REPLENISH-FD	26.56	05282025	367972	101220 540100	OFFICE SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2213	BOUND TREE MEDICAL	85764934	5/8/2025	ACCT #212408 SFD MEDICAL SUPPLIES	2,197.61	05282025	367919	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2213	BOUND TREE MEDICAL	85768328	5/12/2025	ACCT #212408 SFD MEDICAL SUPPLIES	102.00	05282025	367919	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2213	BOUND TREE MEDICAL	85774700	5/16/2025	ACCT #212408 SFD MEDICAL SUPPLIES	2,256.62	05282025	367919	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2213	BOUND TREE MEDICAL	85774701	5/16/2025	ACCT #212408 SFD MEDICAL SUPPLIES	614.51	05282025	367919	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2743	AIRGAS, USA, LLC	9160809421	5/5/2025	CUST #3214033 OXYGEN	73.39	05282025	367910	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	2743	AIRGAS, USA, LLC	9161024428	5/12/2025	CUST #3214033 OXYGEN	142.89	05282025	367910	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	7402	LIFE-ASSIST INC	1597974	5/8/2025	CUST #53081FD MEDICAL SUPPLIES	236.68	05282025	367958	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	7402	LIFE-ASSIST INC	1600951	5/19/2025	CUST #53081FD MEDICAL SUPPLIES	683.68	05282025	367958	101220 540215	MEDICAL SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	4761	DUO-SAFETY LADDER	496467-000	5/6/2025	SFD 24 FT LADDER PARTS - 1861	68.00	05282025	367930	101220 540500	FIRE FIGHTING SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	5940	MACQUEEN EQUIPMENT	P48693	5/13/2025	ACCT #SHEBO009 SFD HURST TOOL REPAIR	185.00	05282025	6067	101220 540500	FIRE FIGHTING SUPPLIES
101	FIRE & EMERGENCY MED SERVICES	158	AT&T MOBILITY	287311712518X051525	5/7/2025	ACCT #287311712518 SFD MAY BILLING	959.35	05282025	367913	101220 555120	PHONES
101	FIRE & EMERGENCY MED SERVICES	157	AUTOZONE, INC.	01974086473	5/7/2025	CUST #412577 SFD FUSES	9.49	05282025	367915	101220 560255	TOOLS & SMALL EQUIPMENT
101	FIRE & EMERGENCY MED SERVICES	157	AUTOZONE, INC.	01974092578	5/16/2025	CUST #412577 SFD BULBS	25.62	05282025	367915	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	157	AUTOZONE, INC.	01974093548	5/18/2025	CUST #412577 SFD MOTOR OIL -1855	16.62	05282025	367915	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	157	AUTOZONE, INC.	01974093827	5/18/2025	CUST #412577 SFD MARKER LIGHT -1852	6.10	05282025	367915	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	3497	RED POWER DIESEL	5781	5/19/2025	SFD ANODE RODES - 1864	586.34	05282025	367975	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	7695	NAPA AUTO PARTS	480441	5/8/2025	ACCT #78337 OIL & FILTER - 1882	44.60	05282025	367962	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	20716	TRUCK COUNTRY OF WIS	X20402999001	5/13/2025	CUST #54003 WATER PUMP - 1873	316.73	05282025	367989	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	20716	TRUCK COUNTRY OF WIS	X20403002201	5/15/2025	CUST #54003 WATER PUMP RETURN	(132.00)	05282025	367989	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	20716	TRUCK COUNTRY OF WIS	X20403003301	5/16/2025	CUST #54003 MARKER LIGHT -1855	12.82	05282025	367989	101220 562110	VEHICLE MAINT & REPAIRS
101	FIRE & EMERGENCY MED SERVICES	7011	JAMES IMAGING SYSTEM	21770	5/12/2025	ACCT #C035-014 SFD LEASE PAYMENT	132.40	05282025	367948	101220 563110	OFFICE EQUIPMENT MAINTENANCE
101	FIRE & EMERGENCY MED SERVICES	6571	FRANK'S RADIO SERVIC	127425	5/9/2025	SFD PARTS FOR NEW AMBULANCE RADIO	82.66	05282025	6053	101220 563310	COMMUNICATION EQUIPMENT MAINT
101	FIRE & EMERGENCY MED SERVICES	6998	WI EMP TRUST	0054302	5/8/2025	WRS CONTRIBUTIONS-APRIL 2025	670.71	053125DD	368264	101220 520320	WI RETIREMENT FUND
101	FIRE & EMERGENCY MED SERVICES	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	510.29	053125DD	368249	101220 555100	UTILITIES
101	FIRE & EMERGENCY MED SERVICES	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	1,353.25	053125DD	368258	101220 555100	UTILITIES
101	BUILDING INSPECTIONS	1258	KWIK TRIP INC.	00260159-APRIL2025	5/2/2025	ACCT#00260159 APRIL FUEL PURCHASES-BLDG INSPECTION	180.86	05142025	6003	101240 537100	VEHICLE & PARKING EXPENSES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	BUILDING INSPECTIONS	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	170.00	05142025	367748	101240 555120	PHONES
101	BUILDING INSPECTIONS	7036	JAMES LEASING	21631	4/30/2025	ACCT #C035-001 APR/MAY BILLING & MAR/APR OVERAGES	295.57	05142025	367795	101240 563110	OFFICE EQUIPMENT MAINTENANCE
101	BUILDING INSPECTIONS	7187	WEX BANK	104868190	5/23/2025	MAY FUEL PURCHASES	220.90	05282025	368003	101240 537100	VEHICLE & PARKING EXPENSES
101	BUILDING INSPECTIONS	3194	VERIZON WIRELESS	6113148117	5/10/2025	APR/MAY BILLING-ACCT #342076825-00001	76.02	05282025	367998	101240 555120	PHONES
101	CIVIL DEFENSE	22625	ALLIANT ENERGY	04242025-CIVIL DEF	4/24/2025	APRIL BILLING-ACCT #4891900000	26.47	051625DD	367900	101290 555100	UTILITIES
101	CIVIL DEFENSE	5000	EMERGENCY COMMUN	4484	5/8/2025	ANNUAL TORNADO SIREN MAINTENANCE	3,000.00	05282025	367932	101290 531100	CONTRACTED SERVICES
101	CIVIL DEFENSE	5000	EMERGENCY COMMUN	4484	5/8/2025	ANNUAL TORNADO SIREN MAINTENANCE	2,939.00	05282025	367932	101290 560255	TOOLS & SMALL EQUIPMENT
101	PUBLIC WORKS ADMIN	17980	ST. NICHOLAS HOSPITA	27645	4/30/2025	DRUG SCREEN	38.00	05142025	367853	101310 536125	EMPLOYEE DEVELOPMENT
101	PUBLIC WORKS ADMIN	19032	SHEBOYGAN COUNTY TRE	123358	5/1/2025	CUST #60032 REG. ENV. FOR CITY PUBLIC WORKS	43.78	05142025	367847	101310 540100	OFFICE SUPPLIES
101	PUBLIC WORKS ADMIN	4404	CHARTER COMMUNICATIO	170696901042125	4/21/2025	MAY BILLING-ACCT #170696901	185.33	05142025	367761	101310 555100	UTILITIES
101	PUBLIC WORKS ADMIN	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	127.96	05142025	367748	101310 555120	PHONES
101	PUBLIC WORKS ADMIN	1710	WELLS FARGO FINANCIA	5034219546	5/2/2025	MAY COPIER LEASE-CUST #1000011397	448.85	05142025	6031	101310 563110	OFFICE EQUIPMENT MAINTENANCE
101	PUBLIC WORKS ADMIN	3653	COTTINGHAM & BUTLER	405798	5/8/2025	ACCT #CITYOFS-08 CLASSIFICATION REVIEW	300.00	05282025	6045	101310 531100	CONTRACTED SERVICES
101	PUBLIC WORKS ADMIN	5527	IT ENGINEERING, INC	250046.2	5/6/2025	PROJECT OVERSIGHT AND ADMINISTRATION OF THE SHEBOY	1,816.25	05282025	6061	101310 531100	CONTRACTED SERVICES
101	PUBLIC WORKS ADMIN	19032	SHEBOYGAN COUNTY TRE	137680	5/7/2025	CUST# 60032 DPW ENVELOPES	44.61	05282025	367981	101310 540100	OFFICE SUPPLIES
101	PUBLIC WORKS ADMIN	3194	VERIZON WIRELESS	6113148306	5/10/2025	APR/MAY BILLING-ACCT #342085513-00001	112.03	05282025	367998	101310 555120	PHONES
101	PUBLIC WORKS ADMIN	3194	VERIZON WIRELESS	6112425979	5/1/2025	APRIL BILLING-ACCT #686694676-00001	1,438.37	05282025	367998	101310 555120	PHONES
101	STREETS MAINTENANCE	6947	GFL ENVIRONMENTAL	XH0000000921	3/31/2025	MARCH 2025 GARBAGE & RECYCLING TIPPING FEES	4,369.68	05142025	367788	101331 533110	STREET SWEEPING DISPOSAL
101	STREETS MAINTENANCE	5648	FASTENAL COMPANY	WISHE354847	5/1/2025	CUST# WISHE0157 WASHER	175.55	05142025	5988	101331 553105	TRAFFIC MAINTENANCE & REPAIR
101	STREETS MAINTENANCE	5819	MIDLAND PLASTICS,	1586819	4/29/2025	CUST# 15638 - .118 WHITE HAIRCELL ABS SHEET	355.17	05142025	367807	101331 553105	TRAFFIC MAINTENANCE & REPAIR
101	STREETS MAINTENANCE	9100	DAKOTA SUPPLY	S104671764.001	5/2/2025	CUST #49037 LED LAMP & FOAM BRITE G	113.38	05142025	367770	101331 553110	BRIDGES MAINTENANCE
101	STREETS MAINTENANCE	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	31.99	05142025	367748	101331 555120	PHONES
101	STREETS MAINTENANCE	22625	ALLIANT ENERGY	04242025- STREETLIGHT	4/24/2025	APRIL BILLING-ACCT #2916081582	1,247.55	051625DD	367901	101331 555100	UTILITIES
101	STREETS MAINTENANCE	22625	ALLIANT ENERGY	04242025- TRAFFCNTRL3	4/24/2025	APRIL BILLING-ACCT #0035400000	3,289.76	051625DD	367907	101331 555100	UTILITIES
101	STREETS MAINTENANCE	6947	GFL ENVIRONMENTAL	XH0000000942	4/30/2025	DPW SANITATION APRIL 2025 MONTHLY TIPPING FEES	7,155.59	05282025	367941	101331 533110	STREET SWEEPING DISPOSAL
101	STREETS MAINTENANCE	21189	3M COMPANY	9433748880	5/9/2025	LOT OF VARIOUS VINYL SIGN FILMS AS DETAILED IN QUO	523.96	05282025	367908	101331 553105	TRAFFIC MAINTENANCE & REPAIR
101	STREETS MAINTENANCE	21250	TAPCO	I801496	5/9/2025	127491 SWITCHES FOR RADIO SITES INDUSTRIAL 3-PO	4,620.00	05282025	6086	101331 553105	TRAFFIC MAINTENANCE & REPAIR
101	STREETS MAINTENANCE	7140	QUALITY STATE OIL	930373	4/14/2025	ACCT# 66290232 - OIL ANALYSIS AMP32RPP ADV IND KIT	63.00	05282025	6079	101331 553110	BRIDGES MAINTENANCE
101	STREETS MAINTENANCE	14851	NEW PIG CORPORATION	24599317-00	3/10/2025	CUST# 3018009 - PIG OIL-ONLY ABSORBENT MAT ROLL	362.31	05282025	6072	101331 560255	TOOLS & SMALL EQUIPMENT
101	STREETS MAINTENANCE	1433	GUELIG WASTE REMOVAL	72073A	5/8/2025	DEMOLITION AND DISPOSAL OF HOME AND TWO CAR GARAGE	4,928.00	05282025	367945	101331 621100	LAND
101	STREETS MAINTENANCE	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	104.40	053125DD	368249	101331 555100	UTILITIES
101	STREET LIGHTING	22625	ALLIANT ENERGY	04242025- STREETLIGHT	4/24/2025	APRIL BILLING-ACCT #2916081582	4,871.20	051625DD	367901	101342 555100	UTILITIES
101	STREET LIGHTING	22625	ALLIANT ENERGY	04242025-PARKS1	4/24/2025	APRIL BILLING-ACCT #1304920000	3.60	051625DD	367903	101342 555100	UTILITIES
101	STREET LIGHTING	9100	DAKOTA SUPPLY	S104704033.001	5/14/2025	CUST# 49037 - KLEIN 328091 9- IN-1 PASS THROUGH NUT	41.94	05282025	367929	101342 560255	TOOLS & SMALL EQUIPMENT
101	STREET LIGHTING	21778	VIKING ELECTRIC SUPP	S008795614.001	1/14/2025	RETURN IN-LINE SPLICE	(131.25)	05282025	367999	101342 560255	TOOLS & SMALL EQUIPMENT
101	STREET LIGHTING	22625	ALLIANT ENERGY	04252025-STREET LT	4/25/2025	MAY BILLING-ACCT #7435500000	17,894.50	053125DD	368134	101342 555100	UTILITIES
101	STREET LIGHTING	22625	ALLIANT ENERGY	04282025-STREETLT4	4/28/2025	APRIL BILLING-ACCT #0192630000	3,186.83	053125DD	368253	101342 555100	UTILITIES
101	STORM SEWER	6226	WISCONSIN LAKE & PON	INV-25-10258	4/10/2025	ENGINEERING POND MANAGEMENT	1,024.50	05142025	367877	101344 531100	CONTRACTED SERVICES
101	STORM SEWER	7914	GREAT LAKES TV SEAL	23369	4/30/2025	TELEVIEW STORM SEWER ON SOUTH 18TH STREET IN SHEBO	1,292.27	05142025	5995	101344 531100	CONTRACTED SERVICES
101	STORM SEWER	9100	DAKOTA SUPPLY	S104568634.001	4/8/2025	CUST# 49037 PVC	238.72	05142025	367770	101344 540290	CONSTRUCTION MATERIALS
101	STORM SEWER	22625	ALLIANT ENERGY	04242025- LIFTSTATION	4/24/2025	APRIL BILLING-ACCT #6703559747	259.99	051625DD	367897	101344 555100	UTILITIES
101	STORM SEWER	14750	NEENAH FOUNDRY CO	183920	5/19/2025	CUST# S01053 - SOLID PLATEN LD	177.00	05282025	367965	101344 540290	CONSTRUCTION MATERIALS
101	STORM SEWER	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	19.00	053125DD	368258	101344 555100	UTILITIES
101	CEMETERY	22625	ALLIANT ENERGY	04242025-PARKS2	4/24/2025	APRIL BILLING-ACCT #1766730000	67.08	051625DD	367902	101491 555100	UTILITIES
101	CEMETERY	7441	NEAT-N-CLEAN	4648	5/7/2025	CEMETERY - WILDWOOD CEMETERY	124.00	05282025	367964	101491 531100	CONTRACTED SERVICES
101	CEMETERY	3194	VERIZON WIRELESS	6112425979	5/1/2025	APRIL BILLING-ACCT #686694676-00001	40.01	05282025	367998	101491 555120	PHONES
101	CEMETERY	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	176.80	053125DD	368249	101491 555100	UTILITIES
101	CEMETERY	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	52.29	053125DD	368258	101491 555140	GAS - UTILITY
101	PARKS	6947	GFL ENVIRONMENTAL	XH0000000921	3/31/2025	MARCH 2025 GARBAGE & RECYCLING TIPPING FEES	712.60	05142025	367788	101520 533125	TRANSFER STATION TIPPING



FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	PARKS	4404	CHARTER COMMUNICATIO	170696901042125	4/21/2025	MAY BILLING-ACCT #170696901	139.98	05142025	367761	101520 555100	UTILITIES
101	PARKS	22625	ALLIANT ENERGY	04242025- STREETLIGHT	4/24/2025	APRIL BILLING-ACCT #2916081582	18.24	051625DD	367901	101520 555100	UTILITIES
101	PARKS	22625	ALLIANT ENERGY	04242025-PARKS2	4/24/2025	APRIL BILLING-ACCT #1766730000	1,298.52	051625DD	367902	101520 555100	UTILITIES
101	PARKS	22625	ALLIANT ENERGY	04242025-PARKS1	4/24/2025	APRIL BILLING-ACCT #1304920000	3,706.85	051625DD	367903	101520 555100	UTILITIES
101	PARKS	22625	ALLIANT ENERGY	04242025PARKS2	4/24/2025	APRIL BILLING-ACCT #8540810000	344.00	051625DD	367895	101520 555111	UTILITIES - MAYWOOD
101	PARKS	22625	ALLIANT ENERGY	04242025-PARKS2	4/24/2025	APRIL BILLING-ACCT #1766730000	66.61	051625DD	367902	101520 555111	UTILITIES - MAYWOOD
101	PARKS	7441	NEAT-N-CLEAN	4611	4/30/2025	PARKS - SOUT PIER TURN & VOLLBATH	248.00	05282025	367964	101520 531100	CONTRACTED SERVICES
101	PARKS	7441	NEAT-N-CLEAN	4654	5/7/2025	PARK - STANDARD PORTABLE TOILET ROOSEVELT, COLE, M	1,176.00	05282025	367964	101520 531100	CONTRACTED SERVICES
101	PARKS	7441	NEAT-N-CLEAN	4631	5/2/2025	PARKS - QUARRY & MAYWOOD	297.60	05282025	367964	101520 531100	CONTRACTED SERVICES
101	PARKS	6947	GFL ENVIRONMENTAL	XH0000000942	4/30/2025	DPW SANITATION APRIL 2025 MONTHLY TIPPING FEES	748.16	05282025	367941	101520 533125	TRANSFER STATION TIPPING
101	PARKS	2375	CINTAS FIRST AID	5264582007	4/15/2025	CUST# 11266400 - SERVICE ACKNOWLEDGEMENT	104.47	05282025	367924	101520 540210	OPERATING SUPPLIES
101	PARKS	2416	CAAN FLORAL & GREEN	95530278	5/13/2025	PARKS - 32 CT FLAT - FLOWERING ANNUALS	159.12	05282025	367922	101520 540210	OPERATING SUPPLIES
101	PARKS	2416	CAAN FLORAL & GREEN	95531807	5/16/2025	PARKS - 32CT FLAT - FLOWERING ANNUALS	87.96	05282025	367922	101520 540210	OPERATING SUPPLIES
101	PARKS	5830	FERGUSON ENTERPRISES	0021183	4/30/2025	CUST# 435973 - DLX KNEELING MAT	45.64	05282025	367934	101520 540210	OPERATING SUPPLIES
101	PARKS	19000	SHEBOYGAN COUNTY TRE	137757	4/30/2025	CUST# 60032 - RECRUSHED BLACKTOP	78.70	05282025	367980	101520 540210	OPERATING SUPPLIES
101	PARKS	2142	BATTERIES PLUS LLC	P82294026	5/5/2025	PARKS - SLA 12-5F 12V 5AH LEAH	25.40	05282025	6039	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	3790	KAAT'S WATER CONDITI	27285TO	4/30/2025	ACCT# 1157923 - MAYWOOD	79.50	05282025	6062	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3737919-00	4/15/2025	CUST# 90104095 - 1 COP TUBE CAP	14.88	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3738887-00	4/17/2025	CUST# 90104095 - RP72773 COMM CLASSIC METERING VLV	6.20	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3738887-02	4/23/2025	CUST# 90104095 - RP72773 COMM CLASSIC METERING VLV	198.45	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3750472-00	5/14/2025	CUST# 90104095 - 3001-150 11/2 CI/PLX COP PROFLEX C	32.04	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3750449-00	5/14/2025	CUST# 90104095 - 1056 125 11/4 CI X PVC CPLG FERNC	10.24	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3749661-00	5/13/2025	CUST# 90104095 - 3308853 H541ASD 1 CTRL STOP REPAI	88.80	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3738887-01	5/12/2025	CUST# 90104095 - RP72773 COMM CLASSIC METERING VLV	198.45	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3749173-00	5/12/2025	CUST# 90104095 - 11/4 BLK MAL SQ HD CORED PLUG	3.47	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3741626-00	5/9/2025	CUST# 90104095 - 2460-20 M12 BOTARY TOOL ONLY	99.00	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	6135	FIRST SUPPLY LLC	3748479-00	5/9/2025	CUST# 90104095 - 34H-CH NIDEL VB ADD-ON F NON-FREE	107.03	05282025	6052	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	9100	DAKOTA SUPPLY	S104593796.001	4/14/2025	CUST# 49037 - WATST UT-305- 1 SNSR CELL ULTRASONIC	234.38	05282025	367929	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	9100	DAKOTA SUPPLY	S104704150.001	5/14/2025	CUST# 49037 - RAB WFLR6R139FA120WB WAFER 6"	78.92	05282025	367929	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	9100	DAKOTA SUPPLY	S104700040.001	5/13/2025	CUST# 49037 - 1/2XCLOSE GALV IMP STL NIP	183.51	05282025	367929	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	16715	PROFESSIONAL DOOR	122911	4/19/2025	PROPOSAL #1-3179 2025-0015 LOCATION 605 WILDWOOD	3,061.00	05282025	6077	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	19450	SHERWIN-WILLIAMS CO.	8546-5	4/25/2025	ACCT# 3125-4215-2 - WDSCAPES SC ULTRAD	214.75	05282025	367982	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	19450	SHERWIN-WILLIAMS CO.	8780-0	5/1/2025	ACCT# 3125-4215-2 - WDSCAPES SC ULTRAD	214.75	05282025	367982	101520 550110	BUILDING MAINT & REPAIR
101	PARKS	1413	JSM SECURE INC	78474	4/24/2025	PARKS - SCHEDULED SERVICE - MAYWOOD PARK	125.00	05282025	6060	101520 550111	BUILDING M & R - MAYWOOD
101	PARKS	3194	VERIZON WIRELESS	6112425979	5/1/2025	APRIL BILLING-ACCT #686694676-00001	120.03	05282025	367998	101520 555120	PHONES
101	PARKS	16722	PROFESSIONAL SUPPLY	1108085	4/22/2025	CUST# SHEBC160 - DYE/FRAGRANCE FREE FOAM LOTION	839.95	05282025	6078	101520 564130	JANITORIAL SUPPLIES/SERVICE
101	PARKS	16722	PROFESSIONAL SUPPLY	1108887	5/7/2025	ACCT#SHEBC160 - OURFRESH REFILL CUCUMBER MELON	128.38	05282025	6078	101520 564130	JANITORIAL SUPPLIES/SERVICE
101	PARKS	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	3,010.81	053125DD	368249	101520 555100	UTILITIES
101	PARKS	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	816.16	053125DD	368258	101520 555100	UTILITIES
101	PARKS	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	465.46	053125DD	368258	101520 555111	UTILITIES - MAYWOOD
101	CABLE TV	4404	CHARTER COMMUNICATIO	170696901042125	4/21/2025	MAY BILLING-ACCT #170696901	102.54	05142025	367761	101537 555100	UTILITIES
101	CABLE TV	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	34.99	05142025	367748	101537 555120	PHONES
101	CABLE TV	3194	VERIZON WIRELESS	6112425979	5/1/2025	APRIL BILLING-ACCT #686694676-00001	80.02	05282025	367998	101537 555120	PHONES
101	CITY DEVELOPMENT	3482	NAT'L COMMUNITY DEV	FY26-463DUES	4/25/2025	MEMBERSHIP DUES 7/1/25- 6/30/26-CITY OF SHEBOYGAN	550.00	05142025	367813	101690 536125	EMPLOYEE DEVELOPMENT
101	CITY DEVELOPMENT	4995	GT GRAPHICS OF SHEB	48311	5/5/2025	BUSINESS CARDS-TAYLOR ZEINERT	59.95	05142025	5996	101690 540100	OFFICE SUPPLIES
101	CITY DEVELOPMENT	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	42.04	05142025	367748	101690 555120	PHONES
101	CITY DEVELOPMENT	7036	JAMES LEASING	21616	4/30/2025	ACCT #CO35-001 APRIL/MAY BILLING	140.18	05142025	367795	101690 563110	OFFICE EQUIPMENT MAINTENANCE
101	CITY DEVELOPMENT	7036	JAMES LEASING	21486	4/22/2025	ACCT #CO35-006 APR/MAY BILLING & MAR/APR OVERAGES	320.42	05142025	367795	101690 563110	OFFICE EQUIPMENT MAINTENANCE

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
101	CITY DEVELOPMENT	6769	VALBRIDGE	WI01-25-0242	5/13/2025	APPRAISAL REPORT 5/13/25 - ST. CLAIR AVE	2,400.00	05282025	367996	101690 531100	CONTRACTED SERVICES
101	FORESTRY	4352	TREESTUFF.COM	INV-1084443	5/2/2025	TIM BULL KASK VISOR MAY 2025	277.96	05142025	367859	101695 540210	OPERATING SUPPLIES
101	FORESTRY	14851	NEW PIG CORPORATION	24599317-00	3/10/2025	CUST# 3018009 - PIG OIL-ONLY ABSORBENT MAT ROLL	241.62	05282025	6072	101695 540210	OPERATING SUPPLIES
101	CLEARING ACCOUNTS	862	AT&T	920283000104-APR25	4/25/2025	APRIL BILLING-ACCT #920 283-0001 217 0	7.25	05142025	367745	101999 589901	HOUSING AUTHORITY CLEARING
101	CLEARING ACCOUNTS	862	AT&T	920283010004-APR25	4/25/2025	APRIL BILLING-ACCT #920 283-0100 046 3	85.90	05142025	367745	101999 589901	HOUSING AUTHORITY CLEARING
101	CLEARING ACCOUNTS	101	AT&T CORP	000023427901	5/4/2025	APRIL BILLING-ACCT #SHEBCITY0001	2.19	05282025	367912	101999 589901	HOUSING AUTHORITY CLEARING
201	INTERNATIONAL COMMITTEE	4636	KAUTZER, RYAN	05282025-DEP	5/28/2025	DEPOSIT FOR ESSLINGEN FEST	400.00	05282025	367951	201140 540200	PROGRAM SUPPLIES
220	STATE FORFEITED FUNDS	2665	COMPLETE OFFICE OF	226722	4/30/2025	CUENT 20133 FBI FURNITURE FOR CHIEF'S OFFICE	3,632.99	05142025	5979	220212 540200	PROGRAM SUPPLIES
220	STATE FORFEITED FUNDS	20350	STREICHER'S INC	11760397	5/5/2025	INDIVIDUAL FIRST AID KITS FOR OFFICERS	2,427.60	05282025	6083	220212 540200	PROGRAM SUPPLIES
220	EMS FUNDING ASSISTANCE PROG	397	BAYCOM, INC.	EQUIPINV_055291	4/30/2025	CUST #40828 TOUGH BOOK W/ MOUNT	4,931.00	05142025	5976	220221 560255	TOOLS & SMALL EQUIPMENT
220	EMS FUNDING ASSISTANCE PROG	959	FERNO WASHINGTON INC	953918	4/28/2025	CUST #55300510 SFD MOUNT FOR SUCTION UNIT	544.80	05142025	367782	220221 560255	TOOLS & SMALL EQUIPMENT
220	EMS FUNDING ASSISTANCE PROG	1938	STRYKER MEDICAL	9208829164	3/25/2025	CUST #20036941 LIFEPAK DOCKING STATIONS	6,144.00	05142025	6023	220221 560255	TOOLS & SMALL EQUIPMENT
220	EMS FUNDING ASSISTANCE PROG	2213	BOUND TREE MEDICAL	85746066	4/23/2025	ACCT #212408 SFD MEDICAL SUPPLIES	2,761.33	05142025	367755	220221 560255	TOOLS & SMALL EQUIPMENT
220	EMS FUNDING ASSISTANCE PROG	2213	BOUND TREE MEDICAL	85748904	4/25/2025	ACCT #212408 SFD QUICK CONNECT OXYGEN CHECK VALVES	133.16	05142025	367755	220221 560255	TOOLS & SMALL EQUIPMENT
221	MEG UNIT EXPENSE	4404	CHARTER COMMUNICATIO	170696901042125	4/21/2025	MAY BILLING-ACCT #170696901	129.99	05142025	367761	221210 555100	UTILITIES
221	MEG UNIT EXPENSE	275	LAKESHORE AUTO GLASS	69143	5/2/2025	MEG UNIT INVOICE WINDSHIELD	548.80	05142025	367800	221210 562110	VEHICLE MAINT & REPAIRS
250	TOURISM FUND EXP	4278	SHEBOYGAN AREA ROOM	05292025-Q1	5/29/2025	2025 Q1 ROOM TAX COLLECTIONS	260,771.27	05302025	6094	250531 531105	TOURISM CONTRACT
253	UPTOWN SOCIAL	2768	SHEBOYGAN VISUAL ART	05012025	5/1/2025	UPTOWN SOCIAL - TWO ART PIECES	547.82	05142025	6019	253 211000	ACCOUNTS PAYABLE
253	UPTOWN SOCIAL	4455	DISCOVERY COACH	28575	5/13/2025	FINAL PAYMENT - JUNE TRIP TO FIRESIDE-UPTOWN SOCIAL	850.00	05142025	367773	253 211000	ACCOUNTS PAYABLE
253	UPTOWN SOCIAL	6912	ELAINE PLUMMER	REF-PLUMMER	5/5/2025	REFUND - MICHIGAN TRIP	75.00	05142025	367823	253 211000	ACCOUNTS PAYABLE
253	UPTOWN SOCIAL	6912	SUSAN MOSER	REF-MOSER	5/12/2025	REFUND - HOLLAND/TULIP TRIP	286.00	05142025	367830	253 211000	ACCOUNTS PAYABLE
253	UPTOWN SOCIAL	6912	DAVE & HEATHER TEMP	REF-TEMPAS	5/13/2025	REFUND-VERMONT TRIP \$75.00 DEPOSIT PER PERSON	150.00	05142025	367822	253 211000	ACCOUNTS PAYABLE
253	UPTOWN SOCIAL	7530	DIAMOND TOURS INC	2190818	5/13/2025	TOUR #2190818 - MOUNT RUSHMORE TRIP -UPTOWN SOCIAL	3,750.00	05202025	367880	253 211000	ACCOUNTS PAYABLE
253	UPTOWN SOCIAL	4995	GT GRAPHICS OF SHEB	48099	4/16/2025	MAY UPTOWN SOCIAL NEWSLETTER	1,368.00	05142025	5996	253530 531400	ADVERTISING & MARKETING
253	UPTOWN SOCIAL	11827	LAKESIDE BOTTLING CO	1398571	4/3/2025	ACCT # 05890 CAFE SUPPLIES- UPTOWN SOCIAL	189.75	05142025	367801	253530 540225	CAFE SUPPLIES
253	UPTOWN SOCIAL	11827	LAKESIDE BOTTLING CO	1401715	5/6/2025	ACCT #05890 CAFE SUPPLIES - UPTOWN SOCIAL	74.00	05282025	367953	253530 540225	CAFE SUPPLIES
253	UPTOWN SOCIAL	21100	TORKE COFFEE COMPANY	0546849	5/7/2025	CUST #1918 CAFE SUPPLIES	227.22	05282025	367988	253530 540225	CAFE SUPPLIES
253	UPTOWN SOCIAL	6400	C.A. FLIPSE & SONS	25579	5/14/2025	SUPPLIES - UPTOWN SOCIAL	80.43	05282025	367921	253530 563110	OFFICE EQUIPMENT MAINTENANCE
253	UPTOWN SOCIAL	7036	JAMES LEASING	21862	5/14/2025	ACCT #C035-011 MAY/JUNE BILLING	175.85	05282025	367949	253530 563110	OFFICE EQUIPMENT MAINTENANCE
253	UPTOWN SOCIAL	22625	ALLIANT ENERGY	04282025-SENIOR CNTR	4/28/2025	APRIL BILLING-ACCT #0632950000	2,165.05	053125DD	368252	253530 555100	UTILITIES
253	UPTOWN SOCIAL	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	510.26	053125DD	368258	253530 555100	UTILITIES
255	LIBRARY	6912	CASSY CONTO	9001151380	4/28/2025	PATRON REFUND FOR NATHAN CONTO	20.99	05142025	367821	255 451915	PATRON FEES
255	LIBRARY	6912	ROGER A HINTZ	9008618553	5/2/2024	PATRON REFUND	14.98	05142025	367829	255 451915	PATRON FEES
255	LIBRARY	6912	BRITTANY MAY MIKELS	9001161669	5/10/2025	PATRON REFUND	14.44	05142025	367820	255 451915	PATRON FEES
255	LIBRARY	6912	MARGARET MARY VAN DE	9008619904	5/12/2025	PATRON REFUND	24.98	05282025	367969	255 451915	PATRON FEES
255	LIBRARY	6912	LINDA L GOSEWEHR	9007544769	5/14/2025	PATRON REFUND	39.99	05282025	367968	255 451915	PATRON FEES
255	LIBRARY	6912	ELLEN KLUSMEIER	9001204966	5/16/2025	PATRON REFUND FOR HENRY KLUSMEIER	38.36	05282025	367967	255 451915	PATRON FEES
255	LIBRARY EXPENSES	1710	WELLS FARGO FINANCIA	5034219546	5/2/2025	MAY COPIER LEASE-CUST #1000011392	826.47	05142025	6031	255511 531100	CONTRACTED SERVICES
255	LIBRARY EXPENSES	7036	JAMES LEASING	21538	4/22/2025	ACCT #MP00 APR/MAY BILLING PERIOD MAR/APR OVERAGES	1,330.91	05142025	367795	255511 531100	CONTRACTED SERVICES
255	LIBRARY EXPENSES	7036	JAMES LEASING	2400	5/5/2025	CREDIT MEMO - REMOVE LATE FEE FROM INVOICE #21538	(208.95)	05142025	367795	255511 531100	CONTRACTED SERVICES
255	LIBRARY EXPENSES	3192	FIFTHCOLOR	25-0230	4/30/2025	SUMMER READING PROGRAM BROCHURES	1,896.36	05142025	5990	255511 531400	ADVERTISING & MARKETING
255	LIBRARY EXPENSES	2695	METTER-JENSEN, L	JUNE/JULY/AUG 2025	3/21/2025	JUNE/JULY/AUG 2025 NON-FICTION BOOK DISCUSSION	150.00	05142025	367806	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	11CQ-99R6-3WKK	4/30/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	99.86	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1RKT-D37Q-6GDL	5/2/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	101.48	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1HFP-6NCK-671Y	5/2/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	39.10	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	19L3-146H-TWLC	5/5/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	84.71	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1D3G-DJLU-3L9M	4/29/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	16.37	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1WF7-TNK4-3DHQ	4/29/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	56.99	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1V9T-MG3V-CPKC	4/22/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	48.98	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1FXK-FGP7-43TW	4/30/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	98.29	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1KGP-RVCG-36C6	4/29/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	14.89	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1VWQ-MP9X-3G11	4/29/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	25.96	05142025	5967	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1GTV-PQFV-YVD9	4/28/2025	ACCT #A2JXVCVZU4549M OFFICE SUPPLIES	142.12	05142025	5967	255511 540100	OFFICE SUPPLIES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
255	LIBRARY EXPENSES	3366	BRODART CO	656507	4/22/2025	CUST #480039 ACID-FREE FILE- FOUNDATION WISH LIST	191.33	05142025	367756	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	4572	DOLL, JON W.	TAI CHI JUNE/JULY 25	3/13/2025	OUTDOOR TAI CHI - JUNE/JULY 2025	700.00	05142025	367774	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	4995	GT GRAPHICS OF SHEB	48321	5/5/2025	6 3/4 DONATION ENVELOPE - MEAD PUBLIC LIBRARY	242.90	05142025	5996	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	6107	TIETZ'S PIGGLY WIGGL	0538	5/7/2025	STORE CHARGE #3020 MPL - MONARCH DIRECTORS MTG	54.43	05142025	367858	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1Y37-1XM1-VHMF	5/5/2025	ACCT #A2JXVCVZU4549M FOUNDATION WISHLIST	81.80	05142025	5967	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	7462	PILATES ANCHORED LLC	JUNE/JULY 2025	3/28/2025	ASAHI NORDIC MOVEMENT CLASS - 4 CLASSES	300.00	05142025	367832	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507074676	4/24/2025	CUST #2000015656 MATERIAL PURCHASE	549.29	05142025	6008	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507068442	4/22/2025	CUST #2000021962 MATERIAL PURCHASE	22.49	05142025	6008	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507074983	4/24/2025	CUST #2000016317 MONARCH GRANT/PROJECT FUND	91.08	05142025	6008	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507084729	4/30/2025	CUST #2000015656- MATERIAL PURCHASE	479.82	05142025	6008	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507108618	4/30/2025	CUST #2000016317 MONARCH GRANT/PROJECT	62.48	05142025	6008	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	87789010	4/24/2025	CUST #20W8082 MAT. PURCH. \$106.26 MONARCH GRANT	990.70	05142025	5998	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	87815620	4/25/2025	CUST #20W8082 MAT. PURCH. \$163.07 MONARCH GRANT	449.42	05142025	5998	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	87810520	4/25/2025	CUST #20W8082 MAT. PURCH \$28.77 MONARCH GRANT	1,318.32	05142025	5998	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	87861938	4/29/2025	CUST #20W8082 MAT. PURCH \$14.56 MONARCH GRANT/PROJ	845.21	05142025	5998	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	87890090	4/30/2025	CUST #20X7192 MONARCH GRANT/PROJECT	686.24	05142025	5998	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	87890089	4/30/2025	CUST #20W8082 MAT. PURCH - MONARCH GRANT \$135.81	490.65	05142025	5998	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	87890088	4/30/2025	CUST #20W8082 MAT. PURCH MONARCH GRANT \$714.85	1,047.70	05142025	5998	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	87912493	5/1/2025	CUST #20W8082 MAT. PURCH MONARCH GRANT \$63.43	297.79	05142025	5998	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1WND-XVF9-Y7F7	4/28/2025	ACCT #A2JXVCVZU4549M MATERIAL PURCHASE	309.99	05142025	5967	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1J4W-DTP1-VJ6F	5/5/2025	ACCT #A2JXVCVZU4549M COLL. SUPPLIES	35.96	05142025	5967	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1TJ6-MGD9-MWNH	5/4/2025	ACCT #A2JXVCVZU4549M MATERIAL PURCHASE	49.99	05142025	5967	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1RDL-7FWD-T93J	4/27/2025	ACCT #A2JXVCVZU4549M MATERIAL PURCHASE	158.98	05142025	5967	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1J4M-KCRJ-43KC	4/29/2025	ACCT #A2JXVCVZU4549M MATERIAL PURCHASE	29.99	05142025	5967	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	7556	BERTELSMANN PUBLISH	498560	5/1/2025	SALES ORDER #60442 MATERIAL PURCHASE	1,075.82	05142025	367753	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	7556	BERTELSMANN PUBLISH	498783	5/2/2025	SALES ORDER #60441 MATERIAL PURCHASE	258.96	05142025	367753	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	7697	COX SUBSCRIPTIONS	3147403	4/8/2025	ACCT #2033144 SHEBOYGAN PRESS 6/1/25-5/31/26	719.00	05142025	367767	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	900141	SALEM PRESS PRODUCT	980775	4/28/2025	CUST #1011364 STANDING ORDER - WEISS RATINGS GUIDE	260.05	05142025	6018	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507113977	5/1/2025	CUST #2000014274 - MATERIAL PURCHASE	603.78	05142025	6008	255511 548003	OTHER CONTENT
255	LIBRARY EXPENSES	101	AT&T CORP	3078411019	4/25/2025	ACCT #831-001-4630 820 APR BILLING MPL BROADBAND	90.02	05142025	367747	255511 555120	PHONES
255	LIBRARY EXPENSES	900009	AT&T	920283020004APR25	4/25/2025	ACCT#920 283-0200 109 8 TELEPHONE EXPENSE	154.54	05142025	367746	255511 555120	PHONES
255	LIBRARY EXPENSES	3200	CDWG	AD9JN9K	5/1/2025	CUST #3162682 ORDER #1CH3G2H CARD & PANEL	193.28	05142025	367760	255511 560255	TOOLS & SMALL EQUIPMENT
255	LIBRARY EXPENSES	3200	CDWG	AD5485F	4/7/2025	CUST #3162682 ORDER #1CGYMBR - HARD DRIVE	900.99	05142025	367760	255511 652200	IT EQUIPMENT
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	19FL-VGWW-4F71	4/17/2025	ACCT #A2JXVCVZU4549M IT EXPENSE	582.12	05142025	5967	255511 652200	IT EQUIPMENT
255	LIBRARY EXPENSES	17005	QUASIUS CONSTRUCTION	10904	4/24/2025	INTERIOR LIBRARY IMPROVEMENTS ASSOCIATED WITH THE	15,000.00	05142025	367838	255511 659200	EQUIPMENT REPLACEMENT
255	LIBRARY EXPENSES	4404	CHARTER COMMUNICATIO	121113701050125	5/1/2025	ACCT #121113701 MAY 2025 INTERNET EXPENSE MPL	159.98	05282025	367923	255511 531100	CONTRACTED SERVICES
255	LIBRARY EXPENSES	15450	OTIS ELEVATOR CO	F10000246761	5/5/2025	SVC CONTRACT: 16343 CM05518 - CUST #761911	375.00	05282025	367971	255511 531100	CONTRACTED SERVICES
255	LIBRARY EXPENSES	4995	GT GRAPHICS OF SHEB	48520	5/19/2025	POSTERS - MEAD PUBLIC LIBRARY	166.55	05282025	6054	255511 531400	ADVERTISING & MARKETING
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	17YR-W1VW-QQLJ	5/8/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	17.52	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1VRM-V4PM-TWJW	5/16/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	51.27	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1NXP-K7XD-KG9N	5/15/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	100.20	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1KW3-7DW1-7HC1	5/12/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	28.69	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	16VT-H6LU-3Y3Q	4/30/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	16.55	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1QNJ-TQWC-N9WW	5/19/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	47.88	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	16DM-LR9Y-LPRT	5/19/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	7.53	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1VQ7-17G4-FDJP	5/22/2025	CREDIT MEMO FOR INVOICE #1NN4-4MVF-KMKL	(5.59)	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1PXL-T7XN-M7L6	5/22/2025	CREDIT MEMO FOR INVOICE #1NN4-4MVF-KMKL	(5.59)	05282025	6038	255511 531800	PROGRAM SERVICES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	17N1-FQHM-M1NC	5/19/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	20.97	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1TVG-F496-QHDG	5/22/2025	ACCT #A2JXVCVZU4549M PROGRAM EXPENSE	99.96	05282025	6038	255511 531800	PROGRAM SERVICES
255	LIBRARY EXPENSES	7077	ORANGEBOY	5408	5/12/2025	INCIDENT REPORTING SUBSCRIPTION 5/2/25-5/2/26	2,100.00	05282025	6074	255511 533106	SOFTWARE MAINT & SUBSCRIPTIONS
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1MXL-KY4D-9MMF	5/12/2025	ACCT #A2JXVCVZU4549M EMPLOYEE DEVELOPMENT	1,518.35	05282025	6038	255511 536125	EMPLOYEE DEVELOPMENT
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	11L4-LHDT-QC34	5/19/2025	ACCT #A2JXVCVZU4549M EMPLOYEE DEVELOPMENT	244.99	05282025	6038	255511 536125	EMPLOYEE DEVELOPMENT
255	LIBRARY EXPENSES	21518	UNITED WAY OF SHEB	MPLEMPPOWERED25	5/13/2025	EMPOWERED EVENT FOOD 1/2 TOTAL COST	260.47	05282025	367992	255511 536125	EMPLOYEE DEVELOPMENT
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1QVL-4Y7R-3LPV	5/13/2025	ACCT #A2JXVCVZU4549M OFFICE SUPPLIES	64.17	05282025	6038	255511 540100	OFFICE SUPPLIES
255	LIBRARY EXPENSES	20201	STEEN MACEK PAPER CO	922166	5/12/2025	CUST #56390 ORDER #864799- OFFICE SUPPLIES	308.59	05282025	367986	255511 540100	OFFICE SUPPLIES
255	LIBRARY EXPENSES	4810	MIND, SOUL AND SELF	JUNE/JULY/AUG 2025	5/2/2025	GARDENING 101, RAIN GARDENS, PLANT CLINIC	900.00	05282025	6070	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1TDL-X9W7-QFJF	5/8/2025	ACCT #A2JXVCVZU4549M DISASTER RECOVERY KITS	90.26	05282025	6038	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	13CM-XY1V-G6RT	5/7/2025	ACCT #A2JXVCVZU4549M DONATIONS	1,753.02	05282025	6038	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	17JH-G4X4-C9FF	5/13/2025	ACCT #A2JXVCVZU4549M CREDIT MEMO FOR 179P-KXKM-6FJ I	(22.19)	05282025	6038	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1N17-X66K-7TGM	5/12/2025	ACCT #A2JXVCVZU4549M PROGRAMS FOR YOUTH	86.04	05282025	6038	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	19DM-YT6K-67DQ	4/30/2025	ACCT #A2JXVCVZU4549M MEAD COMIC CON	62.88	05282025	6038	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1XP6-TD1G-1FG9	4/28/2025	ACCT #A2JXVCVZU4549M MEAD COMIC CON	303.80	05282025	6038	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	7667	GAYLORD BROS INC	2909020	5/6/2025	ACCT #1098192 FOUNDATION WISH LIST	591.73	05282025	367940	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	7667	GAYLORD BROS INC	2909648	5/12/2025	ACCT #1098123 ORDER #27511949 FOUNDATION WISH LIST	205.40	05282025	367940	255511 548001	DONATION PURCHASES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507142624	5/8/2025	CUST #2000015656 MATERIAL PURCHASE	604.22	05282025	6068	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507142626	5/8/2025	CUST #2000015656 MATERIAL PURCHASE	69.16	05282025	6068	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507175893	5/15/2025	CUST #2000015656 MATERIAL PURCHASE	1,164.71	05282025	6068	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507175895	5/15/2025	CUST #2000016317 MONARCH GRANT/PROJECT	124.96	05282025	6068	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	2716	BAKER & TAYLOR, LLC	2039070647	5/9/2025	MATERIAL PURCHASE - ACCT #216584 1552182 2 800000	55.61	05282025	367917	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	3366	BRODART CO	657286	5/5/2025	CUST # 480039 COLL. SUPPLIES - SALES ORDER #Y38668	165.72	05282025	367920	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	4557	ELM USA, INC.	76415	5/17/2025	COLL. SUPPLIES - MEAD PUBLIC LIBRARY	474.95	05282025	367931	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88017300	5/7/2025	CUST #20W8082 MAT PURCH & MONARCH GRANT \$29.43	240.36	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88038353	5/8/2025	CUST #20W8082 MAT. PURCH./MONARCH GRANT \$74.78	484.96	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88046239	5/8/2025	CUST #20W8082 MAT. PURCH./MONARCH GRANT \$68.26	421.35	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88038354	5/8/2025	CUST #20X7192 MONARCH GRANT/PROJECT	128.53	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88087965	5/12/2025	CUST #20W8082 MAT. PURCH & MONARCH GRANT \$51.14	841.74	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88122885	5/13/2025	CUST #20X7192 MONARCH GRANT/PROJECT FUND	131.32	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88139595	5/14/2025	CST #20W8082 MAT. PURCH & MONARCH GRANT \$34.65	278.04	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88139594	5/14/2025	CUST #20W1532 MATERIAL PURCHASE	60.64	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88216121	5/19/2025	CUST #20W8082 MATERIAL PURCHASE	203.87	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88183225	5/16/2025	CUST #20W8082 MATERIAL PURCH. MONARCH GRANT \$32.45	2,904.88	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88183226	5/16/2025	CUST #20X7192 MONARCH GRANT/PROJECT	81.18	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88167583	5/15/2025	CUST #20W8082 MATERIAL PURCH/MONARCH GRANT \$11.97	797.58	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6056	INGRAM LIBRARY SERV	88160505	5/15/2025	CUST #20W8082 MATERIAL PURCH./MONARCH GRANT \$49.13	284.67	05282025	6057	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	11GW-3DQX-H6PD	5/7/2025	ACCT #A2JXVCVZU4549M COLL. SUPPLIES	16.99	05282025	6038	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1D1V-T117-LFFY	5/11/2025	ACCT #A2JXVCVZU4549M MATERIAL PURCHASE	39.99	05282025	6038	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1646-T17C-3JXY	4/29/2025	ACCT #A2JXVCVZU4549M MATERIAL PURCHASE	33.48	05282025	6038	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	1KYM-TWCX-LWNR	5/19/2025	ACCT #A2JXVCVZU4549M MATERIAL PURCHASE	25.79	05282025	6038	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	6739	AMAZON CAPITAL SERVI	16DM-LRYR-ML9Y	5/19/2025	ACCT #A2JXVCVZU4549M MATERIAL PURCHASE	138.00	05282025	6038	255511 548002	MATERIALS - ALL CATEGORIES
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507131066	5/6/2025	CUST #2000014274 OTHER CONTENT	66.49	05282025	6068	255511 548003	OTHER CONTENT
255	LIBRARY EXPENSES	231	MIDWEST TAPE	507189580	5/17/2025	CUST #2000014274 OTHER CONTENT	335.31	05282025	6068	255511 548003	OTHER CONTENT
255	LIBRARY EXPENSES	11899	LANGUAGE LINE SERVIC	11605269	4/30/2025	ACCT #9020531055 REF SERVICE	35.00	05282025	367955	255511 548003	OTHER CONTENT
255	LIBRARY EXPENSES	4193	UNIVERSITY OF MINN.	2170001652	5/6/2025	CUST #5059519 ORDER #58229 BAYSCAN-MPI	1,561.00	05282025	367994	255511 652200	IT EQUIPMENT
255	LIBRARY EXPENSES	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	757.78	053125DD	368249	255511 555100	UTILITIES
255	LIBRARY EXPENSES	22625	ALLIANT ENERGY	04282025-MPL	4/28/2025	APRIL BILLING-ACCT #5498700000	6,252.90	053125DD	368251	255511 555100	UTILITIES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
255	LIBRARY EXPENSES	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	3,568.50	053125DD	368258	255511 555100	UTILITIES
260	COMM DEVELOP BLOCK GRANT	7527	REDEVELOPMENT RESOUR	1146	5/1/2025	IDIS #868 APRIL CDBG ADMIN CONSULTING SERVICES	5,160.00	05142025	367842	260660 531500	ADMINISTRATION SERVICES
260	COMM DEVELOP BLOCK GRANT	3194	VERIZON WIRELESS	6113148117	5/10/2025	APR/MAY BILLING-ACCT #342076825-00001	38.01	05282025	367998	260660 531500	ADMINISTRATION SERVICES
260	COMM DEVELOP BLOCK GRANT	4215	WOODLAND TITLE SERV	23-10019	10/9/2023	IDIS #868 - LETTER REPORT FILE NO: 23-10019	100.00	05282025	368008	260660 531500	ADMINISTRATION SERVICES
260	COMM DEVELOP BLOCK GRANT	4215	WOODLAND TITLE SERV	23-10021	10/9/2023	IDIS #868-LETTER REPORT FILE NO: 23-10021	100.00	05282025	368008	260660 531500	ADMINISTRATION SERVICES
260	COMM DEVELOP BLOCK GRANT	4215	WOODLAND TITLE SERV	23-10020	10/9/2023	IDIS #868-LETTER REPORT FILE NO: 23-10020	100.00	05282025	368008	260660 531500	ADMINISTRATION SERVICES
260	COMM DEVELOP BLOCK GRANT	4215	WOODLAND TITLE SERV	23-10018	10/9/2023	IDIS #868 LETTER REPORT FILE NO: 23-10018	100.00	05282025	368008	260660 531500	ADMINISTRATION SERVICES
260	COMM DEVELOP BLOCK GRANT	4215	WOODLAND TITLE SERV	23-10017	10/9/2023	IDIS #868 LETTER REPORT FILE NO: 23-10017	100.00	05282025	368008	260660 531500	ADMINISTRATION SERVICES
260	COMM DEVELOP BLOCK GRANT	939	SPECTRUM LIGHTING	8916476418	3/27/2025	IDIS 884 LIGHTING UPGRADES FOR VOLLRATH BOWL	42,713.55	05282025	367985	260660 641700	PARK/REC IMPROVEMENTS
260	COMM DEVELOP BLOCK GRANT	5834	LEE RECREATION, LLC	16960-25	5/6/2025	IDIS 884 EVERGREEN PARK PLAYGROUND EQUIPMENT	14,801.00	05282025	367956	260660 641700	PARK/REC IMPROVEMENTS
264	REDEVELOPMENT AUTHORITY	10268	JERRY'S LAWN & GROUN	05052025-SRA	5/5/2025	SHEB REDEVELOPMENT AUTH- NARCH BILLINGS	715.00	05142025	367796	264660 564200	LANDSCAPING SERVICES
301	GO DEBT SERVICE EXPENSE	1111	BOND TRUST SERVICES	60792	5/30/2025	2018 GO REFUNDING BONDS	71,800.00	053125DD	368265	301700 721000	DEBT INTEREST
301	GO DEBT SERVICE EXPENSE	1111	BOND TRUST SERVICES	60790	5/30/2025	2018 GO PROMISSORY NOTES	41,250.00	053125DD	368266	301700 721000	DEBT INTEREST
301	GO DEBT SERVICE EXPENSE	1111	BOND TRUST SERVICES	60786	5/30/2025	2019A GO CORPORATE PURPOSE BONDS	65,175.00	053125DD	368268	301700 721000	DEBT INTEREST
301	GO DEBT SERVICE EXPENSE	1111	BOND TRUST SERVICES	60782	5/30/2025	2020A GO PROMISSORY NOTES	24,031.25	053125DD	368270	301700 721000	DEBT INTEREST
301	GO DEBT SERVICE EXPENSE	1111	BOND TRUST SERVICES	60780	5/30/2025	2021A GO OBLIGATION PROMISSORY NOTES	29,110.00	053125DD	368271	301700 721000	DEBT INTEREST
400	CAPITAL PROJECTS GENERAL	7659	THE CONCORD CONSULTI	2024C877/01	4/30/2025	PROJECT KICKOFF MEETING AND ONBOARDING	13,050.00	05142025	367856	400100 531100	CONTRACTED SERVICES
400	CAPITAL PROJECTS PUBLIC SAFETY	7612	WENDEL ARCHITECTURE	634001-2	5/2/2025	DESIGN AND ARCHITECTURAL SERVICES ASSOCIATE WITH T	1,550.00	05142025	367872	400200 631100	BUILDINGS
400	CAPITAL PROJECTS PUBLIC SAFETY	2366	POMASL FIRE EQUIP	99911	4/16/2025	2024203 DEMERS MXP170 STOCK AMBULANCE	294,823.50	05142025	367833	400200 651100	VEHICLES
400	CAPITAL PROJECTS PUBLIC SAFETY	2213	BOUND TREE MEDICAL	85771890	5/14/2025	CUST ACCT #212408 CIP 2025 AMBO SUPPLIES	6,720.79	05282025	367919	400200 651100	VEHICLES
400	CAPITAL PROJECTS PUBLIC SAFETY	2213	BOUND TREE MEDICAL	85770176	5/13/2025	ACCT# 212408 CIP 2025 AMBULANCE SUPPLIES	48.79	05282025	367919	400200 651100	VEHICLES
400	CAPITAL PROJECTS PUBLIC SAFETY	2213	BOUND TREE MEDICAL	85770175	5/13/2025	ACCT# 212408 - 2025 CIP AMBO SUPPLIES	649.30	05282025	367919	400200 651100	VEHICLES
400	CAPITAL PROJECTS PUBLIC SAFETY	6571	FRANK'S RADIO SERVIC	127426	5/9/2025	CIP AMBO 2022 - RADIO HEAD	1,400.00	05282025	6053	400200 651100	VEHICLES
400	CAPITAL PROJECTS PUBLIC SAFETY	7365	PETTY CASH	05162025-FD	5/16/2025	PETTY CASH REPLENISH-FD	35.94	05282025	367972	400200 651100	VEHICLES
400	CAPITAL PROJECTS PUBLIC SAFETY	7402	LIFE-ASSIST INC	1598983	5/12/2025	CUST# 53081 FD - CIP 2025 AMBO SUPPLIES	1,117.58	05282025	367958	400200 651100	VEHICLES
400	CAPITAL PROJECTS PUBLIC WORKS	1405	AYRES ASSOCIATES, IN	222240	4/24/2025	ENGINEERING NEW JERSEY BRIDGE REHABILITATION	7,345.00	05142025	367752	400300 641200	STREET IMPROVEMENTS
400	CAPITAL PROJECTS PUBLIC WORKS	1405	AYRES ASSOCIATES, IN	222059	4/15/2025	ENGINEERING PIGEON RIVER STREAM STABILIZATION	2,983.09	05142025	367752	400300 641200	STREET IMPROVEMENTS
400	CAPITAL PROJECTS PUBLIC WORKS	5667	KASCHAK ROOFING	2025-004-05	5/15/2025	2024103 REPLACEMENT OF THE ROOF AT MSB	304,110.00	05282025	367950	400300 631200	BUILDING IMPROVEMENTS
400	CAPITAL PROJECTS PUBLIC WORKS	1405	AYRES ASSOCIATES, IN	222702	5/19/2025	ENGINEERING PIGEON RIVER STREAM STABILIZATION	3,239.35	05282025	367916	400300 641200	STREET IMPROVEMENTS
400	CAPITAL PROJECTS PUBLIC WORKS	5527	IT ENGINEERING, INC	230003-16-FINAL	5/13/2025	TAYLOR/WILGUS INTER IMPRV, RES# 132-22-23, 2/27/23	1,738.20	05282025	6061	400300 641200	STREET IMPROVEMENTS
400	CAPITAL PROJECTS PUBLIC WORKS	5527	IT ENGINEERING, INC	240127-1	3/12/2025	S BUSINESS/WASHINGTON SIGNAL IMPROVEMENT ENGINEER	7,320.00	05282025	6061	400300 641200	STREET IMPROVEMENTS
416	TID 16 FUND	1111	BOND TRUST SERVICES	60790	5/30/2025	2018 GO PROMISSORY NOTES	2,925.00	053125DD	368266	416660 721000	DEBT INTEREST
416	TID 16 FUND	1111	BOND TRUST SERVICES	60782	5/30/2025	2020A GO PROMISSORY NOTES	1,301.25	053125DD	368270	416660 721000	DEBT INTEREST
417	TID 17 FUND	1111	BOND TRUST SERVICES	60784	5/30/2025	2019B GO COMMUNITY DEVELOPMENT BONDS	44,775.00	053125DD	368269	417660 721000	DEBT INTEREST
417	TID 17 FUND	1111	BOND TRUST SERVICES	60782	5/30/2025	2020A GO PROMISSORY NOTES	2,845.00	053125DD	368270	417660 721000	DEBT INTEREST
417	TID 17 FUND	1111	BOND TRUST SERVICES	60780	5/30/2025	2021A GO OBLIGATION PROMISSORY NOTES	1,262.50	053125DD	368271	417660 721000	DEBT INTEREST
418	TID 18 FUND	1111	BOND TRUST SERVICES	60788	5/30/2025	2018A TAXABLE GO REFUNDING BONDS	64,193.75	053125DD	368267	418660 721000	DEBT INTEREST
418	TID 18 FUND	1111	BOND TRUST SERVICES	60784	5/30/2025	2019B GO COMMUNITY DEVELOPMENT BONDS	6,150.00	053125DD	368269	418660 721000	DEBT INTEREST
419	TID 19 FUND	1111	BOND TRUST SERVICES	60784	5/30/2025	2019B GO COMMUNITY DEVELOPMENT BONDS	3,525.00	053125DD	368269	419660 721000	DEBT INTEREST
419	TID 19 FUND	1111	BOND TRUST SERVICES	60782	5/30/2025	2020A GO PROMISSORY NOTES	4,186.25	053125DD	368270	419660 721000	DEBT INTEREST
420	TID 20 FUND	1111	BOND TRUST SERVICES	60780	5/30/2025	2021A GO OBLIGATION PROMISSORY NOTES	5,050.00	053125DD	368271	420660 721000	DEBT INTEREST
421	TID 21 FUND	22625	ALLIANT ENERGY	042925-WELLS & HOTEL	4/29/2025	APR BILL-ACCT #1903731434 - 930 N 8TH & 636 W LAVE	563.61	05142025	367743	421660 621100	LAND
421	TID 21 FUND	22650	WISCONSIN PUBLIC SER	5460565715	5/1/2025	ACCT #0403257315-00088 930 N 8TH ST HOTEL - MAY	32.55	05142025	367879	421660 621100	LAND
421	TID 21 FUND	3217	CENTURY FENCE CO.	255404801	5/5/2025	CUST REF #20250133 TEMPORARY FENCE TID #21	5,450.00	05142025	5977	421660 641200	STREET IMPROVEMENTS
421	TID 21 FUND	13265	MILLER ENGINEERS & S	16011	4/30/2025	EXPENSES RELATED TO COMPACTION TESTING OF THE BASE	3,035.00	05282025	367960	421660 621100	LAND
421	TID 21 FUND	7620	HDR ENGINEERING	1200717419	5/7/2025	PEDESTRIAN BRIDGE ENGINEERING & CONSULTING	28,842.25	05282025	6055	421660 641100	IMPROVEMENTS OTHER THAN BUILD
421	TID 21 FUND	7665	KNIGHT BARRY TITLE	2321839	5/21/2025	PURCHASE OF CHAMBERLIN PROPERTY 1128 S 11TH ST	885,088.89	053125DD	368256	421660 621100	LAND
423	TID 23 FUND	4673	FOTH INFRASTRUCTURE	96759	5/13/2025	GARTMAN PROPERTY TIF DRST. INFRA. DESIGN/PLATTING	120,348.53	05282025	367937	423660 531100	CONTRACTED SERVICES
630	WASTEWATER - PW DISTRIBUTION	17091	RAILROAD MANAGEMENT	526069	4/23/2025	CUST# 21222 - PL-LICENSE FEES. PRESET	975.04	05142025	367839	630310 531100	CONTRACTED SERVICES
630	WASTEWATER - PW DISTRIBUTION	17091	RAILROAD MANAGEMENT	526068	4/23/2025	CUST# 21222 - PL-LICENSE FEES. PRESETN	975.04	05142025	367839	630310 531100	CONTRACTED SERVICES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
630	WASTEWATER - PW DISTRIBUTION	17091	RAILROAD MANAGEMENT	526067	4/23/2025	CUST# 21222 - PL -LICENSE FEE, PRESET	975.04	05142025	367839	630310 531100	CONTRACTED SERVICES
630	WASTEWATER - PW DISTRIBUTION	4617	EXCEL UNDERGROUND	12744	4/30/2025	2025 UNDERGROUND LOCATING SERVICES	6,025.00	05142025	5987	630310 531317	LOCATE SERVICES
630	WASTEWATER - PW DISTRIBUTION	5940	MACQUEEN EQUIPMENT	W08228	4/28/2025	ACCT# SHEB0003 - VACTOR IMPACE PD	2,026.71	05142025	6006	630310 540210	OPERATING SUPPLIES
630	WASTEWATER - PW DISTRIBUTION	19032	SHEBOYGAN COUNTY TRE	137783	5/12/2025	CUST #60032 APRIL LOCATE SERVICES	1,045.03	05282025	367981	630310 531317	LOCATE SERVICES
630	WASTEWATER - PW DISTRIBUTION	2443	VANDERVART CONCRETE	211749	5/7/2025	CUST# 074500 MORTAR/SAND/PALLET DEPOSIT	668.71	05282025	367997	630310 553115	INFRASTRUCTURE MAINT & REPAIR
630	WASTEWATER - PW DISTRIBUTION	2443	VANDERVART CONCRETE	55294	5/7/2025	CUST# 074500 - CREDIT - PALLET DEPOSIT	(28.00)	05282025	367997	630310 553115	INFRASTRUCTURE MAINT & REPAIR
630	WASTEWATER - PW DISTRIBUTION	2375	CINTAS FIRST AID	5270594407	5/16/2025	CUST# 11266400 - SERVICE ACKNOWLEDGEMENT	132.45	05282025	367924	630310 560256	SAFETY EQUIPMENT
630	WASTEWATER	7118	BADGER LABORATORIES	25-007697	4/28/2025	SAMPLE DATE: 4/1/25 - WWTP	191.00	05142025	5972	630361 531100	CONTRACTED SERVICES
630	WASTEWATER	7118	BADGER LABORATORIES	25-007901	4/28/2025	2025 PRE-TREATMENT SERVICES	758.00	05142025	5972	630361 531136	INDUSTRIAL WASTE TESTING
630	WASTEWATER	7118	BADGER LABORATORIES	25-007793	4/22/2025	2025 PRE-TREATMENT SERVICES	758.00	05142025	5972	630361 531136	INDUSTRIAL WASTE TESTING
630	WASTEWATER	7118	BADGER LABORATORIES	25-007790	4/28/2025	2025 PRE-TREATMENT SERVICES	210.00	05142025	5972	630361 531136	INDUSTRIAL WASTE TESTING
630	WASTEWATER	4598	DONOHUE & ASSOCIATES	13775-28L	5/1/2025	WASTEWATER AMEND. 1/TASK ORD. 20 NEUROS BLOWERS	3,204.39	05142025	367775	630361 531150	CONSULTING SERVICES
630	WASTEWATER	7137	HARTER'S LAKESIDE	1230506	4/30/2025	APRIL DUMPSTER RENTAL CUST #02-35793 7	688.20	05142025	367791	630361 533125	TRANSFER STATION TIPPING
630	WASTEWATER	22007	WASTE MANAGEMENT	0035442-2289-0	5/1/2025	WWTP TIP FEE 4/16-4/30/25 CUST ID #25-22279-33009	533.36	05142025	367870	630361 533125	TRANSFER STATION TIPPING
630	WASTEWATER	2142	BATTERIES PLUS LLC	P82140624	4/17/2025	BATTERIES PLUS AA-CUST ID 9204593469	23.90	05142025	5974	630361 540100	OFFICE SUPPLIES
630	WASTEWATER	1470	MILWAUKEE RUBBER	0123934-IN	5/5/2025	RUBBER PRODUCTS 6 IN FLEX HOSE	716.78	05142025	367809	630361 540210	OPERATING SUPPLIES
630	WASTEWATER	6917	UNIFIRST CORPORATION	1481038250	4/29/2025	CUST #1673835 RAGS & MATS - WWTP	82.95	05142025	367862	630361 540210	OPERATING SUPPLIES
630	WASTEWATER	14044	NORTH CENTRAL LABORA	519251	4/29/2025	2025 LABORATORY SUPPLIES AND EQUIPMENT	124.01	05142025	6011	630361 540228	LABORATORY SUPPLIES
630	WASTEWATER	14044	NORTH CENTRAL LABORA	519319	4/30/2025	2025 LABORATORY SUPPLIES AND EQUIPMENT	164.48	05142025	6011	630361 540228	LABORATORY SUPPLIES
630	WASTEWATER	1258	KWIK TRIP INC.	00260158-APRIL2025	5/2/2025	APRIL FUEL PURCHASES-ACCT #260158 WWTP	179.31	05142025	6003	630361 540230	GASOLINE
630	WASTEWATER	1149	AQUACHEM OF AMERICA	10067AQ	4/24/2025	2025 BLANKET PO FOR SCREW PRESS FILTRATE COAGULANT	3,375.00	05142025	5970	630361 540410	WASTEWATER CHEMICALS
630	WASTEWATER	1149	AQUACHEM OF AMERICA	10051AQ	4/24/2025	2025 AQUACHEM # 1175 POLYMER	46,644.00	05142025	5970	630361 540410	WASTEWATER CHEMICALS
630	WASTEWATER	6330	UNIVAR SOLUTIONS USA	52947214	4/17/2025	2025 ESTIMATED 411,523 LBS OF FERRIC CHLORIDE	11,352.96	05142025	367864	630361 540410	WASTEWATER CHEMICALS
630	WASTEWATER	6330	UNIVAR SOLUTIONS USA	52965104	4/24/2025	2025 ESTIMATED 411,523 LBS OF FERRIC CHLORIDE	11,343.24	05142025	367864	630361 540410	WASTEWATER CHEMICALS
630	WASTEWATER	2142	BATTERIES PLUS LLC	P82190326	5/1/2025	CUST ID #9204593469 1.5V AAA & AA BATTERIES-WWTP	38.40	05142025	5974	630361 550110	BUILDING MAINT & REPAIR
630	WASTEWATER	5830	FERGUSON ENTERPRISES	0032485	5/2/2025	CUST #435973 GASKET AND FITTINGS - WWTP	100.44	05142025	367781	630361 550110	BUILDING MAINT & REPAIR
630	WASTEWATER	7661	GA INDUSTRIES	439058860	4/23/2025	CUST #8136856 CHECK VALVE SHAFT	495.39	05142025	5992	630361 550110	BUILDING MAINT & REPAIR
630	WASTEWATER	12420	MC MASTER-CARR	44834682	4/29/2025	D7 CLEANING FITTINGS	429.33	05142025	6007	630361 550110	BUILDING MAINT & REPAIR
630	WASTEWATER	15000	FERRELLGAS LP	2042353659	4/1/2025	ACCT #7232673 EXCH 33LB 4 EACH	152.61	05142025	367783	630361 550110	BUILDING MAINT & REPAIR
630	WASTEWATER	4404	CHARTER COMMUNICATIO	170696901042125	4/21/2025	MAY BILLING-ACCT #170696901	1,063.94	05142025	367761	630361 555100	UTILITIES
630	WASTEWATER	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	31.99	05142025	367748	630361 555120	PHONES
630	WASTEWATER	862	AT&T	920283000104-APR25	4/25/2025	APRIL BILLING-ACCT #920 283-0001 217 0	31.71	05142025	367745	630361 555120	PHONES
630	WASTEWATER	862	AT&T	920283010004-APR25	4/25/2025	APRIL BILLING-ACCT #920 283-0100 046 3	375.79	05142025	367745	630361 555120	PHONES
630	WASTEWATER	21778	VIKING ELECTRIC SUPP	5009125192.001	5/2/2025	ACCT #V9626 PISTA RPR FITTINGS	242.68	05142025	367866	630361 564120	ELECTRICAL MAINT & REPAIR
630	WASTEWATER	21778	VIKING ELECTRIC SUPP	5009140257.001	5/8/2025	ACCT #V9626 DIGESTER FUSE MATERIALS	335.21	05142025	367866	630361 564120	ELECTRICAL MAINT & REPAIR
630	WASTEWATER	3765	CRANE ENGINEERING SA	484178-00	4/30/2025	FEW PUMP OPTION # 3 GOULDS 3196 MTI CENRIFUGAL	24,545.11	05142025	5980	630361 641100	IMPROVEMENTS OTHER THAN BUILDI
630	WASTEWATER	10181	J.F. AHERN COMPANYH	7662-006	5/5/2025	BID# 2483-24 WWTP AERATION BLOWERS	39,510.00	05142025	5999	630361 659200	EQUIPMENT REPLACEMENT
630	WASTEWATER	22625	ALLIANT ENERGY	04242025-WWTP1	4/24/2025	APRIL BILLING-ACCT #1056150000	52,793.27	051625DD	367904	630361 555100	UTILITIES
630	WASTEWATER	22625	ALLIANT ENERGY	04242025-WWTP2	4/24/2025	APRIL BILLING-ACCT #0355300000	20.46	051625DD	367905	630361 555100	UTILITIES
630	WASTEWATER	22625	ALLIANT ENERGY	04242025-WWTP2	4/24/2025	APRIL BILLING-ACCT #0355300000	11,636.77	051625DD	367905	630361 555101	ELECTRIC
630	WASTEWATER	22007	WASTE MANAGEMENT	0035492-2289-5	5/16/2025	WWTP TIP FEE 5/1-05/15/25 CUST ID #25-22279-33009	479.88	05282025	368002	630361 533125	TRANSFER STATION TIPPING
630	WASTEWATER	924	SUPERIOR CRANE CORP.	140186	5/8/2025	ANNUAL OSHA CRANE AND HOIST INSPECTION FOR APPROXI	1,425.00	05282025	367987	630361 536120	LICENSES & PERMITS
630	WASTEWATER	22450	WI DEPT OF NATURAL R	460006360-2025-1	5/12/2025	FACILITY ID 460006360 ENVIRONMENTAL FEES	32,213.85	05282025	368004	630361 536120	LICENSES & PERMITS
630	WASTEWATER	2743	AIRGAS, USA, LLC	9160726817	5/1/2025	CUST #2020764 NITRILE GLOVES	448.15	05282025	367910	630361 540210	OPERATING SUPPLIES
630	WASTEWATER	5557	IDEXX DISTRIBUTION,	3175305281	5/8/2025	ACCT #356236 COMPARATOR, QUANTI-TRAY & COULERT	707.42	05282025	367946	630361 540228	LABORATORY SUPPLIES
630	WASTEWATER	14044	NORTH CENTRAL LABORA	519721	5/9/2025	2025 LABORATORY SUPPLIES AND EQUIPMENT	1,080.22	05282025	6073	630361 540228	LABORATORY SUPPLIES
630	WASTEWATER	14044	NORTH CENTRAL LABORA	519802	5/13/2025	2025 LABORATORY SUPPLIES AND EQUIPMENT	190.93	05282025	6073	630361 540228	LABORATORY SUPPLIES
630	WASTEWATER	6330	UNIVAR SOLUTIONS USA	52997517	5/7/2025	2025 ESTIMATED 411,523 LBS OF FERRIC CHLORIDE	11,445.30	05282025	367993	630361 540410	WASTEWATER CHEMICALS
630	WASTEWATER	1084	S.I. METALS SHEB	35779	5/12/2025	ORDER #35977 EXPANDED METAL	95.00	05282025	367976	630361 550110	BUILDING MAINT & REPAIR

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
630	WASTEWATER	9100	DAKOTA SUPPLY	S104585701.001	5/7/2025	CUST #49119 A92 BELT	33.92	05282025	367929	630361 550110	BUILDING MAINT & REPAIR
630	WASTEWATER	21622	VACUUM, PUMP & COMPR	131104-00	4/24/2025	LABOR AND MATERIALS TO REBUILD ALMIG AIR COMPRESSO	12,054.13	05282025	367995	630361 550110	BUILDING MAINT & REPAIR
630	WASTEWATER	101	AT&T CORP	000023427901	5/4/2025	APRIL BILLING-ACCT #SHEBCITY0001	9.59	05282025	367912	630361 555120	PHONES
630	WASTEWATER	21827	VORPAHL FIRE & SAFET	215401918	5/16/2025	CUST #14962 GAS MONITOR SENSOR	472.75	05282025	6090	630361 560256	SAFETY EQUIPMENT
630	WASTEWATER	7036	JAMES LEASING	21787	5/12/2025	ACCT #CO37 - MAY/JUNE BILLING & APRIL/MAY OVERAGES	290.38	05282025	367949	630361 563110	OFFICE EQUIPMENT MAINTENANCE
630	WASTEWATER	399	A.C. ENGINEERING CO	342650515	5/15/2025	WASTEWATER ARC FLASH	8,300.00	05282025	6035	630361 564120	ELECTRICAL MAINT & REPAIR
630	WASTEWATER	21778	VIKING ELECTRIC SUPP	5009173211.001	5/19/2025	ACCT #V9626 ADMIN BLDG LIGHTING	149.58	05282025	367999	630361 564120	ELECTRICAL MAINT & REPAIR
630	WASTEWATER	4358	STRAND ASSOCIATES,	0224715	5/13/2025	WASTEWATER UV DISINFECTION & HYDRAULIC PROFILE	6,200.00	05282025	6082	630361 641100	IMPROVEMENTS OTHER THAN BUILDI
630	WASTEWATER	4673	FOTH INFRASTRUCTURE	96343	4/18/2025	SOUTHSIDE INTERCEPTOR SEWER DESIGN	55,974.20	05282025	367937	630361 641100	IMPROVEMENTS OTHER THAN BUILDI
630	WASTEWATER	4673	FOTH INFRASTRUCTURE	96969	5/16/2025	SOUTHSIDE INTERCEPTOR SEWER DESIGN	52,576.63	05282025	367937	630361 641100	IMPROVEMENTS OTHER THAN BUILDI
630	WASTEWATER	4673	FOTH INFRASTRUCTURE	95481	3/10/2025	SOUTHSIDE INTERCEPTOR SEWER DESIGN	88,264.23	05282025	367937	630361 641100	IMPROVEMENTS OTHER THAN BUILDI
630	WASTEWATER	4673	FOTH INFRASTRUCTURE	94998	2/12/2025	SOUTHSIDE INTERCEPTOR SEWER DESIGN	62,548.41	05282025	367937	630361 641100	IMPROVEMENTS OTHER THAN BUILDI
630	WASTEWATER	10181	J.F. AHERN COMPANYH	7662-007	5/7/2025	BID# 2483-24 WWTP AERATION BLOWERS	33,886.00	05282025	6058	630361 659200	EQUIPMENT REPLACEMENT
630	WASTEWATER	19325	SHEBOYGAN WATER UTIL	3299/3300	4/24/2025	MARCH SEWER & GARBAGE BILLING	62,991.12	053125DD	368139	630361 531510	BILLING SERVICES
630	WASTEWATER	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	1,314.95	053125DD	368249	630361 555100	UTILITIES
630	WASTEWATER	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	10,252.98	053125DD	368258	630361 555100	UTILITIES
630	WASTEWATER	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	224.95	053125DD	368258	630361 555140	GAS - UTILITY
632	SANITATION	6947	GFL ENVIRONMENTAL	XH0000000921	3/31/2025	MARCH 2025 GARBAGE & RECYCLING TIPPING FEES	56,048.51	05142025	367788	632362 533125	TRANSFER STATION TIPPING
632	SANITATION	6947	GFL ENVIRONMENTAL	XH0000000942	4/30/2025	DPW SANITATION APRIL 2025 MONTHLY TIPPING FEES	59,502.66	05282025	367941	632362 533125	TRANSFER STATION TIPPING
632	SANITATION	19325	SHEBOYGAN WATER UTIL	3299/3300	4/24/2025	MARCH SEWER & GARBAGE BILLING	4,936.18	053125DD	368139	632362 531100	CONTRACTED SERVICES
632	RECYCLING FUND	6947	GFL ENVIRONMENTAL	XH0000000921	3/31/2025	MARCH 2025 GARBAGE & RECYCLING TIPPING FEES	25,409.20	05142025	367788	632363 533125	TRANSFER STATION TIPPING
632	RECYCLING FUND	6947	GFL ENVIRONMENTAL	XH0000000942	4/30/2025	DPW SANITATION APRIL 2025 MONTHLY TIPPING FEES	28,672.88	05282025	367941	632363 533125	TRANSFER STATION TIPPING
632	RECYCLING FUND	19325	SHEBOYGAN WATER UTIL	3299/3300	4/24/2025	MARCH SEWER & GARBAGE BILLING	4,936.17	053125DD	368139	632363 531100	CONTRACTED SERVICES
634	MARINA/BOAT FACILITIES	7157	SMITHEREN PEST	3717999	5/1/2025	LOC #175680 REGULARLY SCHEDULED PC SERVICE- MARINA	65.00	05142025	6020	634354 531100	CONTRACTED SERVICES
634	MARINA/BOAT FACILITIES	750265	FLOTATION DOCKING	5390	4/28/2025	CUST # SHEBOYGAN C - LABOR & EQUIP 4/5-4/8 - MARINA	26,891.04	05142025	367786	634354 531100	CONTRACTED SERVICES
634	MARINA/BOAT FACILITIES	750265	FLOTATION DOCKING	5392	4/28/2025	CUST ID #SHEBOYGAN C - 4/1-4/5 - MARINA	33,027.75	05142025	367786	634354 531100	CONTRACTED SERVICES
634	MARINA/BOAT FACILITIES	4995	GT GRAPHICS OF SHEB	48242	4/29/2025	2ND SURFACE BOAT LAUNCH DECALS-NUMBERED - MARINA	195.00	05142025	5996	634354 540210	OPERATING SUPPLIES
634	MARINA/BOAT FACILITIES	9100	DAKOTA SUPPLY	S104669224.001	5/1/2025	CUST #49037 THRIF OTT100-MARINA	25.17	05142025	367770	634354 550110	BUILDING MAINT & REPAIR
634	MARINA/BOAT FACILITIES	750308	GOLDSTEIN-SCHWARTZ	427393-001	4/21/2025	SS HOSE & SS BRAID - CUST #H1610 MARINA	1,061.37	05142025	5994	634354 554240	MAINTENANCE & DOCK REPAIR
634	MARINA/BOAT FACILITIES	750840	WALLANDER SUPPLY	33045	4/15/2025	HOOK UPS - MARINA	855.00	05142025	367869	634354 554240	MAINTENANCE & DOCK REPAIR
634	MARINA/BOAT FACILITIES	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	42.04	05142025	367748	634354 555120	PHONES
634	MARINA/BOAT FACILITIES	862	AT&T	920283000104-APR25	4/25/2025	APRIL BILLING-ACCT #920 283-0001 217 0	4.53	05142025	367745	634354 555120	PHONES
634	MARINA/BOAT FACILITIES	862	AT&T	920283010004-APR25	4/25/2025	APRIL BILLING-ACCT #920 283-0100 046 3	53.68	05142025	367745	634354 555120	PHONES
634	MARINA/BOAT FACILITIES	22625	ALLIANT ENERGY	04242025-MARINA	4/24/2025	APRIL BILLING-ACCT #7897220000	1,468.13	051625DD	367896	634354 555100	UTILITIES
634	MARINA/BOAT FACILITIES	22625	ALLIANT ENERGY	04242025-BOAT RAMPS	4/24/2025	APRIL BILLING-ACCT #6484600000	1,660.10	051625DD	367898	634354 555100	UTILITIES
634	MARINA/BOAT FACILITIES	10181	J.F. AHERN COMPANYH	733494	5/13/2025	AGREEMENT 60461 - SPRINKLER INSPECTION-MARINA	745.00	05282025	6059	634354 531100	CONTRACTED SERVICES
634	MARINA/BOAT FACILITIES	22007	WASTE MANAGEMENT	0156021-4172-1	5/2/2025	APRIL BILLING-CUST ID #8-23012-32375	115.87	05282025	368002	634354 531100	CONTRACTED SERVICES
634	MARINA/BOAT FACILITIES	624	WISCONSIN COMMERCIAL	2025SHEBOYGAN	5/6/2025	CITY OF SHEBOYGAN - ASSOCIATION DUES FOR 2025	250.00	05282025	368005	634354 536125	EMPLOYEE DEVELOPMENT
634	MARINA/BOAT FACILITIES	7208	WALT'S	155330	5/12/2025	CUST #3696 LABOR/TRAVEL/MILEAGE & VR SENSOR	1,115.00	05282025	6091	634354 550110	BUILDING MAINT & REPAIR
634	MARINA/BOAT FACILITIES	9100	DAKOTA SUPPLY	S104710844.001	5/16/2025	CUST #49037 GE LED LAMP LUMEN DOUBLE	181.72	05282025	367929	634354 550110	BUILDING MAINT & REPAIR
634	MARINA/BOAT FACILITIES	4404	CHARTER COMMUNICATIO	170695601050125	5/1/2025	ACCT:170695601 MAY 2025 INTERNET SERVICES	833.00	05282025	367923	634354 555100	UTILITIES
634	MARINA/BOAT FACILITIES	22650	WISCONSIN PUBLIC SER	5459192210	4/30/2025	APRIL BILLING-ACCT #0404878980-00002	96.50	05282025	368007	634354 555100	UTILITIES
634	MARINA/BOAT FACILITIES	101	AT&T CORP	000023427901	5/4/2025	APRIL BILLING-ACCT #SHEBCITY0001	1.37	05282025	367912	634354 555120	PHONES
650	PARKING UTILITY ADMIN	7499	LANDMARK LANDSCAPE	16776	4/30/2025	606 NORTH 9TH STREET SPRING FERTILIZATION	97.14	05142025	6004	650345 531100	CONTRACTED SERVICES
650	PARKING UTILITY ADMIN	7695	NAPA AUTO PARTS	479260	4/24/2025	CUST NO: 78225	4.45	05142025	367812	650345 540210	OPERATING SUPPLIES
650	PARKING UTILITY ADMIN	1258	KWIK TRIP INC.	DATED: 4.30.25P	5/5/2025	ACCT NO: 00260155	48.21	05142025	6003	650345 540230	GASOLINE
650	PARKING UTILITY ADMIN	22625	ALLIANT ENERGY	04242025-TRANSIT	4/24/2025	APRIL BILLING-ACCT #8783930000	37.31	051625DD	367894	650345 555101	ELECTRIC
650	PARKING UTILITY ADMIN	3295	SIGN SHOP OF SHEB	20250747	5/12/2025	CUST ID: SHORELINE METRO	109.50	05282025	367983	650345 540210	OPERATING SUPPLIES
650	PARKING UTILITY ADMIN	21502	ULINE, INC.	36-3684738	5/16/2025	CUST NO: 25870021	546.26	05282025	6088	650345 540210	OPERATING SUPPLIES

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
650	PARKING UTILITY ADMIN	7695	NAPA AUTO PARTS	480734	5/12/2025	CUST NO: 78225	36.32	05282025	367962	650345 562110	VEHICLE MAINT & REPAIRS
650	PARKING UTILITY ADMIN	7695	NAPA AUTO PARTS	481378	5/20/2025	CUST NO: 78225	(29.57)	05282025	367962	650345 562110	VEHICLE MAINT & REPAIRS
650	PARKING ASSESSMENT DISTRICT 1	22625	ALLIANT ENERGY	04242025-TRANSIT	4/24/2025	APRIL BILLING-ACCT #8783930000	224.82	051625DD	367894	6503451 555101	ELECTRIC
650	PAD RIVERFRONT	22625	ALLIANT ENERGY	04242025-TRANSIT	4/24/2025	APRIL BILLING-ACCT #8783930000	60.68	051625DD	367894	6503452 555101	ELECTRIC
650	PAD SOUTH PIER	22625	ALLIANT ENERGY	04242025-TRANSIT	4/24/2025	APRIL BILLING-ACCT #8783930000	29.10	051625DD	367894	6503454 555101	ELECTRIC
651	TRANSIT SYSTEM FUND	1685	BAY-LAKE REGIONAL PL	7439	5/1/2025	CONTRACT NO: 2500808	1,972.83	05142025	5975	651352 531100	CONTRACTED SERVICES
651	TRANSIT SYSTEM FUND	2375	CINTAS FIRST AID	4228741733	4/28/2025	CUST NO: 18489016	456.95	05142025	367763	651352 531100	CONTRACTED SERVICES
651	TRANSIT SYSTEM FUND	2375	CINTAS FIRST AID	4229399555	5/5/2025	CUST NO: 18489016	615.87	05142025	367763	651352 531100	CONTRACTED SERVICES
651	TRANSIT SYSTEM FUND	7157	SMITHEREEN PEST	3718063	5/1/2025	CUST NO: 182887	45.00	05142025	6020	651352 531100	CONTRACTED SERVICES
651	TRANSIT SYSTEM FUND	13266	WHBL, WHBZ, WBFB, WX	705875-1	4/30/2025	ADVERTISER: SHORELINE METRO	272.00	05142025	6032	651352 531400	ADVERTISING & MARKETING
651	TRANSIT SYSTEM FUND	13266	WHBL, WHBZ, WBFB, WX	705872-1	4/30/2025	ADVERTISER: SHORELINE METRO	272.00	05142025	6032	651352 531400	ADVERTISING & MARKETING
651	TRANSIT SYSTEM FUND	13266	WHBL, WHBZ, WBFB, WX	705877-1	4/30/2025	ADVERTISER: SHORELINE METRO	272.00	05142025	6032	651352 531400	ADVERTISING & MARKETING
651	TRANSIT SYSTEM FUND	18900	AURORA HEALTH CARE	653495	4/20/2025	ACCT NO: 600011555	297.00	05142025	367751	651352 531560	MEDICAL SERVICES
651	TRANSIT SYSTEM FUND	2665	COMPLETE OFFICE OF	912760	4/29/2025	CUST NO: 9916	70.98	05142025	5979	651352 540100	OFFICE SUPPLIES
651	TRANSIT SYSTEM FUND	2665	COMPLETE OFFICE OF	913491	4/30/2025	CUST NO: 9916	15.32	05142025	5979	651352 540100	OFFICE SUPPLIES
651	TRANSIT SYSTEM FUND	7912	GREAT LAKES BLUEPRIN	5396	4/30/2025	CUST ID: SHORELINE METRO	219.00	05142025	367790	651352 540210	OPERATING SUPPLIES
651	TRANSIT SYSTEM FUND	1258	KWIK TRIP INC	DATED: 4.30.25T	5/5/2025	ACCT NO: 00260160	4,827.02	05142025	6003	651352 540230	GASOLINE
651	TRANSIT SYSTEM FUND	1010	ENERGY SOLUTION	175937	3/18/2025	ACCT NO: 9960280	15,686.81	05142025	5983	651352 540235	DIESEL FUEL
651	TRANSIT SYSTEM FUND	1391	CO-ENERGY ALLIANCE	65740	4/24/2025	CUST NO: 143294	27.00	05142025	367765	651352 540235	DIESEL FUEL
651	TRANSIT SYSTEM FUND	7140	QUALITY STATE OIL	1128952	4/14/2025	ACCT NO: 66290232	15,882.33	05142025	6015	651352 540235	DIESEL FUEL
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	479261	4/24/2025	CUST NO: 78225	49.90	05142025	367812	651352 540245	OILS & LUBRICANTS
651	TRANSIT SYSTEM FUND	2142	BATTERIES PLUS LLC	P82160661	4/30/2025	CUST ID: 9204593469	15.95	05142025	5974	651352 550110	BUILDING MAINT & REPAIR
651	TRANSIT SYSTEM FUND	9100	DAKOTA SUPPLY	S104671821.001	5/2/2025	CUST NO: 49037	134.82	05142025	367770	651352 550110	BUILDING MAINT & REPAIR
651	TRANSIT SYSTEM FUND	3790	KAAT'S WATER CONDITI	1074748	4/30/2025	ACCT NO: 138513	166.95	05142025	6001	651352 555105	WATER
651	TRANSIT SYSTEM FUND	862	AT&T	920283000104-APR25	4/25/2025	APRIL BILLING-ACCT #920 283-0001 217 0	1.81	05142025	367745	651352 555120	PHONES
651	TRANSIT SYSTEM FUND	862	AT&T	920283010004-APR25	4/25/2025	APRIL BILLING-ACCT #920 283-0100 046 3	21.47	05142025	367745	651352 555120	PHONES
651	TRANSIT SYSTEM FUND	3166	UNITED STATES CELLUL	0722828487	4/10/2025	ACCT NO: 852786356	659.36	05142025	367863	651352 555120	PHONES
651	TRANSIT SYSTEM FUND	4573	SNAP-ON INDUSTRIAL	ARV-63071024	1/8/2025	CUST ID: SHORELINE METRO	83.12	05142025	367851	651352 560255	TOOLS & SMALL EQUIPMENT
651	TRANSIT SYSTEM FUND	5156	KRIETE TRUCK CENTER	X108051470:02	4/22/2025	CUST NO: 15647	275.52	05142025	367797	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	5156	KRIETE TRUCK CENTER	X108051739:01	4/30/2025	CUST NO: 15647	7.26	05142025	367797	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	5156	KRIETE TRUCK CENTER	X108051877:02	5/5/2025	CUST NO: 15647	156.30	05142025	367797	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	5156	KRIETE TRUCK CENTER	X108051877:01	5/5/2025	CUST NO: 15647	190.62	05142025	367797	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7108	CUMMINS INC	F6-250491799	4/22/2025	CUST NO: 36500	21,974.15	05142025	367769	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41287481	3/21/2025	CUST NO: 72320701	525.90	05142025	367789	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41300474	4/24/2025	CUST NO: 72320701	689.70	05142025	367789	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41301147	4/24/2025	CUST NO: 72320701	235.17	05142025	367789	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41304433	5/5/2025	CUST NO: 72320701	476.03	05142025	367789	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	479111	4/22/2025	CUST NO: 78225	(7.30)	05142025	367812	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	479318	4/24/2025	CUST NO: 479318	19.45	05142025	367812	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	479923	5/1/2025	CUST NO: 78225	32.38	05142025	367812	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	21821	ERIC VON SCHLEDORN	2211326	5/1/2025	ACCT NO: 203741	121.42	05142025	5985	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	21821	ERIC VON SCHLEDORN	2211329	5/2/2025	ACCT NO: 203741	96.24	05142025	5986	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	2286	ECOLANE USA, INC.	CINV-084030	5/5/2025	CUST NO: C00116	19,384.80	05142025	367776	651352 563110	OFFICE EQUIPMENT MAINTENANCE
651	TRANSIT SYSTEM FUND	3583	ATCO INTERNATIONAL	10643583	4/23/2025	CUST ID: 500269	146.00	05142025	367749	651352 564130	JANITORIAL SUPPLIES/SERVICE
651	TRANSIT SYSTEM FUND	3583	ATCO INTERNATIONAL	10643755	4/28/2025	CUST ID: 500269	265.65	05142025	367749	651352 564130	JANITORIAL SUPPLIES/SERVICE
651	TRANSIT SYSTEM FUND	22625	ALLIANT ENERGY	04242025-TRANSIT	4/24/2025	APRIL BILLING-ACCT #8783930000	1,689.76	051625DD	367894	651352 555101	ELECTRIC
651	TRANSIT SYSTEM FUND	2375	CINTAS FIRST AID	4230229626	5/12/2025	CUST NO: 18489016	456.95	05282025	367925	651352 531100	CONTRACTED SERVICES
651	TRANSIT SYSTEM FUND	2375	CINTAS FIRST AID	4230951456	5/19/2025	CUST NO: 18489016	582.60	05282025	367925	651352 531100	CONTRACTED SERVICES
651	TRANSIT SYSTEM FUND	2375	CINTAS FIRST AID	5270594413	5/16/2025	CUST NO: 18489016	87.81	05282025	367925	651352 531100	CONTRACTED SERVICES
651	TRANSIT SYSTEM FUND	4195	WISCONSIN NEWSPRESS	147886	4/30/2025	ADVERTISER NO: 2723	725.40	05282025	368006	651352 531400	ADVERTISING & MARKETING
651	TRANSIT SYSTEM FUND	7710	FROEDTERT WORKFORCE	00020564-00	3/31/2025	ACCT #001947 SUSPICION TRAINING - 3/11/25	578.00	05282025	367939	651352 536125	EMPLOYEE DEVELOPMENT
651	TRANSIT SYSTEM FUND	2665	COMPLETE OFFICE OF	920857	5/13/2025	CUST NO: 9916	35.72	05282025	6044	651352 540100	OFFICE SUPPLIES
651	TRANSIT SYSTEM FUND	1413	JSM SECURE INC	78526	5/8/2025	CUST ID: SHORELINE METRO	60.76	05282025	6060	651352 540210	OPERATING SUPPLIES
651	TRANSIT SYSTEM FUND	2471	WEBER OIL COMPANY	115527	5/13/2025	ACCT NO: 4520	16,378.43	05282025	6092	651352 540235	DIESEL FUEL
651	TRANSIT SYSTEM FUND	16213	PLYMOUTH LUBRICANTS	6208075	5/16/2025	CUST ID: 4CITYOFSH	1,104.97	05282025	6076	651352 540235	DIESEL FUEL
651	TRANSIT SYSTEM FUND	7140	QUALITY STATE OIL	933151	4/28/2025	ACCT NO: 66290232	67.63	05282025	6079	651352 540245	OILS & LUBRICANTS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	480175	5/6/2025	CUST NO: 78225	23.97	05282025	367962	651352 540245	OILS & LUBRICANTS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	480296	5/7/2025	CUST NO: 78225	179.98	05282025	367962	651352 540245	OILS & LUBRICANTS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	481029	5/15/2025	CUST NO: 78225	68.98	05282025	367962	651352 540245	OILS & LUBRICANTS
651	TRANSIT SYSTEM FUND	15202	OSI ENVIRONMENTAL	4026171	4/23/2025	SERVICE DOC NO: KM 26557	540.00	05282025	6075	651352 540245	OILS & LUBRICANTS
651	TRANSIT SYSTEM FUND	9100	DAKOTA SUPPLY	S104684021.001	5/7/2025	CUST NO: 49037	372.22	05282025	367929	651352 550110	BUILDING MAINT & REPAIR
651	TRANSIT SYSTEM FUND	10181	J.F. AHERN COMPANYH	733694	5/14/2025	AGREEMENT: 11728	210.00	05282025	6059	651352 550110	BUILDING MAINT & REPAIR
651	TRANSIT SYSTEM FUND	18120	SCHOEN'S WILDLIFE	DATED: 5.15.25	5/15/2025	CUST ID: SHORELINE METRO	1,095.00	05282025	367977	651352 550110	BUILDING MAINT & REPAIR
651	TRANSIT SYSTEM FUND	101	AT&T CORP	000023427901	5/4/2025	APRIL BILLING-ACCT #SHERCITY0001	0.55	05282025	367912	651352 555120	PHONES



FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
651	TRANSIT SYSTEM FUND	4573	SNAP-ON INDUSTRIAL	64716465	5/16/2025	REF NO: 001475111	57.25	05282025	367984	651352 560255	TOOLS & SMALL EQUIPMENT
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	481007	5/15/2025	CUST NO: 78225	10.49	05282025	367962	651352 560255	TOOLS & SMALL EQUIPMENT
651	TRANSIT SYSTEM FUND	1439	KUNDINGER FLUID POW	520498160	5/7/2025	CUST ID: 101955	22.54	05282025	6063	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	5156	KRIETE TRUCK CENTER	X108051952:01	5/6/2025	CUST NO: 15647	197.81	05282025	367952	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	5156	KRIETE TRUCK CENTER	X108052058:01	5/8/2025	CUST NO: 15647	203.44	05282025	367952	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7108	CUMMINS INC	F4-250584517	5/12/2025	CUST NO: 36500	44,769.44	05282025	367927	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41304953	5/6/2025	CUST NO: 72320701	236.60	05282025	367942	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41305490	5/7/2025	CUST NO: 72320701	7,992.97	05282025	367942	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41304782	5/6/2025	CUST NO: 72320701	1,988.71	05282025	367942	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41307370	5/13/2025	CUST NO: 72320701	235.12	05282025	367942	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41308134	5/14/2025	CUST NO: 72320701	952.06	05282025	367942	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41308133	5/14/2025	CUST NO: 72320701	1,814.00	05282025	367942	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41308132	5/14/2025	CUST NO: 72320701	408.40	05282025	367942	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7334	GILLIG LLC	41307369	5/13/2025	CUST NO: 72320701	179.36	05282025	367942	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7518	GRIFFIN FORD INC	1307837	5/7/2025	CUST NO: C13283	52.90	05282025	367944	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7518	GRIFFIN FORD INC	1308827	5/15/2025	CUST NO: C13283	565.02	05282025	367944	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	480224	5/6/2025	CUST NO: 78225	4.50	05282025	367962	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	480405	5/8/2025	CUST NO: 78225	123.72	05282025	367962	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	480489	5/8/2025	CUST NO: 78225	43.40	05282025	367962	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	583484	5/8/2025	CUST NO: 78225	0.50	05282025	367962	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	481142	5/16/2025	CUST NO: 78225	28.80	05282025	367962	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	479689	4/29/2025	CUST NO: 78225	(33.74)	05282025	367962	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	481074	5/15/2025	CUST NO: 78225	71.99	05282025	367962	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7695	NAPA AUTO PARTS	481191	5/19/2025	CUST NO: 78225	89.98	05282025	367962	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	9100	DAKOTA SUPPLY	5104607004.001	4/6/2025	CUST NO: 49095	285.57	05282025	367929	651352 562110	VEHICLE MAINT & REPAIRS
651	TRANSIT SYSTEM FUND	7011	JAMES IMAGING SYSTEM	21758	5/7/2025	CUST NO: C035-002	730.24	05282025	367948	651352 563110	OFFICE EQUIPMENT MAINTENANCE
651	TRANSIT SYSTEM FUND	19325	SHEBOYGAN WATER UTIL	05012025	4/30/2025	APRIL WATER UTILITY BILLING	1,052.27	053125DD	368249	651352 555105	WATER
651	TRANSIT SYSTEM FUND	22650	WISCONSIN PUBLIC SER	5459583838	4/30/2025	APRIL BILLING-ACCT #0403257315-00031	1,016.29	053125DD	368258	651352 555140	GAS - UTILITY
710	HEALTH INSURANCE FUND	834	DIVERSIFIED BENEFIT	05062025-FSA	5/6/2025	FSA REIMBURSEMENT	367.40	051625DD	367885	710 215900	FLEXIBLE BENEFIT DEDUCTION
710	HEALTH INSURANCE FUND	834	DIVERSIFIED BENEFIT	05072025-FSA	5/7/2025	FSA REIMBURSEMENT	332.30	051625DD	367886	710 215900	FLEXIBLE BENEFIT DEDUCTION
710	HEALTH INSURANCE FUND	834	DIVERSIFIED BENEFIT	05132025-FSA	5/13/2025	FSA REIMBURSEMENT	93.48	051625DD	367888	710 215900	FLEXIBLE BENEFIT DEDUCTION
710	HEALTH INSURANCE FUND	834	DIVERSIFIED BENEFIT	05142025-FSA	5/14/2025	FSA REIMBURSEMENT	1,098.90	051625DD	367889	710 215900	FLEXIBLE BENEFIT DEDUCTION
710	HEALTH INSURANCE FUND	7153	NATIONAL VISION	4457479	5/17/2025	JUNE VISION PREMIUMS-CUST #3266	2,994.06	05282025	367963	710 211000	ACCOUNTS PAYABLE
710	HEALTH INSURANCE FUND	834	DIVERSIFIED BENEFIT	05212025-FSA	5/21/2025	FSA REIMBURSEMENT	732.00	053125DD	368254	710 215900	FLEXIBLE BENEFIT DEDUCTION
710	HEALTH INSURANCE FUND	19000	SHEBOYGAN COUNTY TRE	137710	5/1/2025	CUST #102188 MAY POL CLINIC RENT	936.67	05142025	367846	710144 531100	CONTRACTED SERVICES
710	HEALTH INSURANCE FUND	834	DIVERSIFIED BENEFIT	441592	5/2/2025	MAY COBRA ADMIN SERVICES	317.25	05142025	5982	710144 531500	ADMINISTRATION SERVICES
710	HEALTH INSURANCE FUND	6984	DELTA DENTAL	923121	5/5/2025	CLAIM PAYMENTS FOR 5/1-5/7/2025	13,518.61	051625DD	367887	710144 537700	CLAIMS
710	HEALTH INSURANCE FUND	6984	DELTA DENTAL	924390	5/12/2025	CLAIM PAYMENTS FOR 5/8-5/14/2025	7,432.60	051625DD	367890	710144 537700	CLAIMS
710	HEALTH INSURANCE FUND	834	DIVERSIFIED BENEFIT	443163	5/16/2025	MAY FSA ADMIN SERVICES	113.75	05282025	6048	710144 531500	ADMINISTRATION SERVICES
710	HEALTH INSURANCE FUND	7381	SOLIDARITUS HEALTH	CoS-PM-0525	5/15/2025	MAY CLINIC BILLING	12,565.80	05282025	6081	710144 537700	CLAIMS
710	HEALTH INSURANCE FUND	7678	VITALITY GROUP	90047267	5/12/2025	ADMIN FEE AND REWARDS	1,821.80	05282025	368000	710144 580900	WELLNESS INITIATIVE
710	HEALTH INSURANCE FUND	6984	DELTA DENTAL	932269	5/27/2025	CLAIM PAYMENTS FOR 5/22-5/28/25 & MAY ADMIN FEES	1,671.57	053125DD	368262	710144 531500	ADMINISTRATION SERVICES
710	HEALTH INSURANCE FUND	6984	DELTA DENTAL	931005	5/19/2025	CLAIM PAYMENTS FOR 5/15-5/21/2025	7,033.06	053125DD	368255	710144 537700	CLAIMS
710	HEALTH INSURANCE FUND	6984	DELTA DENTAL	932269	5/27/2025	CLAIM PAYMENTS FOR 5/22-5/28/25 & MAY ADMIN FEES	8,939.92	053125DD	368262	710144 537700	CLAIMS
712	WORKER'S COMP INSURANCE FUND	3321	CITIES & VILLAGES MU	317	5/14/2025	SELF INSURED TPA FEE	4,125.00	05282025	6042	712144 531500	ADMINISTRATION SERVICES
713	INFORMATION TECHNOLOGY FUND	4404	CHARTER COMMUNICATIO	170696901042125	4/21/2025	MAY BILLING-ACCT #170696901	592.00	05142025	367761	713170 555100	UTILITIES
713	INFORMATION TECHNOLOGY FUND	158	AT&T MOBILITY	X04152025	4/7/2025	APRIL BILLING-ACCT #287322521453	34.99	05142025	367748	713170 555120	PHONES
713	INFORMATION TECHNOLOGY FUND	862	AT&T	920283000104-APR25	4/25/2025	APRIL BILLING-ACCT #920 283-0001 217 0	7.25	05142025	367745	713170 555120	PHONES
713	INFORMATION TECHNOLOGY FUND	862	AT&T	920283010004-APR25	4/25/2025	APRIL BILLING-ACCT #920 283-0100 046 3	85.90	05142025	367745	713170 555120	PHONES
713	INFORMATION TECHNOLOGY FUND	21384	TYLER TECHNOLOGIES,	045-517055	4/23/2025	ENTERPRISE PERMITTING/LICENSING W/IMPLEMENTATION	5,600.00	05142025	367861	713170 652250	SOFTWARE
713	INFORMATION TECHNOLOGY FUND	21384	TYLER TECHNOLOGIES,	045-517057	4/23/2025	CUST #2713 REMOTE IMPLEMENTATION	800.00	05142025	367861	713170 652250	SOFTWARE
713	INFORMATION TECHNOLOGY FUND	21384	TYLER TECHNOLOGIES,	045-517056	4/23/2025	PARKS AND RECREATION ONE TIME FEES INCLUDING PROJE	800.00	05142025	367861	713170 652250	SOFTWARE

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
713	INFORMATION TECHNOLOGY FUND	1218	LANEX LLC	39305	4/30/2025	SHORELINE METRO-WORDPRESS UPDATES, MAINT & REVIEW	202.50	05282025	6065	713170 531100	CONTRACTED SERVICES
713	INFORMATION TECHNOLOGY FUND	101	AT&T CORP	7874103010	5/7/2025	APRIL CHARGES-ACCT #831-001-2812 649	441.75	05282025	367911	713170 555120	PHONES
713	INFORMATION TECHNOLOGY FUND	101	AT&T CORP	7133912011	5/7/2025	APRIL BILLING-ACCT #831-001-2812 652	399.13	05282025	367911	713170 555120	PHONES
713	INFORMATION TECHNOLOGY FUND	101	AT&T CORP	000023427901	5/4/2025	APRIL BILLING-ACCT #SHERCITY0001	2.19	05282025	367912	713170 555120	PHONES
713	INFORMATION TECHNOLOGY FUND	1812	CENTURYLINK	736261151	5/1/2025	APRIL CHARGES-ACCT #84705056	18.93	05282025	6041	713170 555120	PHONES
713	INFORMATION TECHNOLOGY FUND	7011	JAMES IMAGING SYSTEM	1562991	5/6/2025	MAY LEASE & APRIL OVERAGES-ACCT #C013	788.78	05282025	367948	713170 563110	OFFICE EQUIPMENT MAINTENANCE
713	INFORMATION TECHNOLOGY FUND	21384	TYLER TECHNOLOGIES,	045-517815	4/30/2025	ENTERPRISE PERMITTING/LICENSING W/IMPLEMENTATION	4,400.00	05282025	367990	713170 652250	SOFTWARE
713	INFORMATION TECHNOLOGY FUND	21384	TYLER TECHNOLOGIES,	045-517816	4/30/2025	PARKS AND RECREATION ONE TIME FEES INCLUDING PROJE	1,600.00	05282025	367990	713170 652250	SOFTWARE
713	INFORMATION TECHNOLOGY FUND	21384	TYLER TECHNOLOGIES,	045-519013	5/7/2025	TIME & ATTENDANCE/ADVANCED SCHEDULING	800.00	05282025	367990	713170 652250	SOFTWARE
713	INFORMATION TECHNOLOGY FUND	21384	TYLER TECHNOLOGIES,	045-519012	5/7/2025	INVENTORY REMOTE IMPLEMENTATION	800.00	05282025	367990	713170 652250	SOFTWARE
713	INFORMATION TECHNOLOGY FUND	21384	TYLER TECHNOLOGIES,	045-519682	5/14/2025	PARKS AND RECREATION ONE TIME FEES INCLUDING PROJE	800.00	05282025	367990	713170 652250	SOFTWARE
730	MOTOR VEHICLE FUND	6917	UNIFIRST CORPORATION	9991666510	4/1/2025	CREDIT FOR OVERPAYMENT ON ACCT #1666510	(49.85)	05142025	367862	730399 531100	CONTRACTED SERVICES
730	MOTOR VEHICLE FUND	6917	UNIFIRST CORPORATION	1481036154	3/25/2025	MVD CUST #1666514	118.70	05142025	367862	730399 531100	CONTRACTED SERVICES
730	MOTOR VEHICLE FUND	18000	SAFETY-KLEEN SYSTEMS	97097422	4/17/2025	ACCT# C123716 - USED OUL SERVICE RECOVERY FEE	110.00	05142025	367844	730399 531100	CONTRACTED SERVICES
730	MOTOR VEHICLE FUND	19032	SHEBOYGAN COUNTY TRE	136682	5/1/2025	CUST #60032 BUSINESS CARDS FOR M. ASCHETZSCHE	32.43	05142025	367847	730399 540100	OFFICE SUPPLIES
730	MOTOR VEHICLE FUND	1010	ENERGY SOLUTION	178988	5/2/2025	DPW MVD ULSD15 #2 CLEAR 5/2/25	16,145.54	05142025	5983	730399 540230	GASOLINE
730	MOTOR VEHICLE FUND	1010	ENERGY SOLUTION	178989	5/2/2025	DPW MVD UNLEADED 10% ETH 87.0 5/2/25	1,193.20	05142025	5983	730399 540230	GASOLINE
730	MOTOR VEHICLE FUND	1258	KWIK TRIP INC.	00260157-APRIL2025	5/2/2025	DPW APRIL FUEL PURCHASES PER MVD	516.47	05142025	6003	730399 540230	GASOLINE
730	MOTOR VEHICLE FUND	15000	FERRELLGAS LP	1130383977	4/18/2025	DPW MVD 33LB CYLINDERS EXCHANGED 4.18.25	113.26	05142025	367783	730399 540230	GASOLINE
730	MOTOR VEHICLE FUND	15000	FERRELLGAS LP	1130182258	3/28/2025	DPW MVD 33LB CYLINDERS EXCHANGED 3/28/25	226.51	05142025	367783	730399 540230	GASOLINE
730	MOTOR VEHICLE FUND	1439	KUNDINGER FLUID POW	520497314	5/2/2025	MIKE THEUNE TRUCK 53 HOSE ASSEMBLY	608.79	05142025	6002	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	2691	D&H SALES & SERVICE	06824	4/20/2025	DPW MVD337 GOV SHAFT SEAL, INTAKE GASKETS, EXHAUST	14.60	05142025	5981	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	5940	MACQUEEN EQUIPMENT	P38364	5/2/2025	DPW MVD126 1" & 3/4 HANDLE & FREIGHT	83.04	05142025	6006	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	6396	QUALITY TRUCK CARE	X103030780:01	5/1/2025	MVD - CAB STEP, SERRATED ALUMINUM ACX	220.00	05142025	6016	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7257	GIBBSVILLE IMPLEMENT	34866	5/1/2025	ACCT 79060 MVD337 GASKETS & SEAL 5.1.25	29.59	05142025	5993	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7439	FACTORY MOTOR PARTS	228-026054	5/1/2025	ACCT# SB2410 - DEL 31G950T	498.27	05142025	367779	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7439	FACTORY MOTOR PARTS	228-026056	5/1/2025	ACCT# SB2410 - LARGE BATTERY CORE	(45.00)	05142025	367779	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7439	FACTORY MOTOR PARTS	228-026129	5/2/2025	ACCT# SB2410 - BATTERY CCA300 RC32	45.85	05142025	367779	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7439	FACTORY MOTOR PARTS	228-026130	5/2/2025	ACCT# SB2410 - SMALL BATTERY CORE	(6.00)	05142025	367779	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7506	ENVIRONMENTAL EQUIP	24952	5/2/2025	MVD596/597 CURTAIN SET (NON-BAH) 600/FHD/500X PUH	649.25	05142025	367777	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7695	NAPA AUTO PARTS	479777	4/30/2025	MVD - TARP	13.49	05142025	367812	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7695	NAPA AUTO PARTS	479957	5/2/2025	MVD - MBI REMAN VALVE	20.56	05142025	367812	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7695	NAPA AUTO PARTS	480066	5/5/2025	DPW MVD680 HL RING	22.49	05142025	367812	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	13732	MONROE TRUCK EQUIP	857092	4/30/2025	CUST# MVD655 - 35T40860 MUNCIE SOLENOID VALVE	152.68	05142025	367811	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	16228	POMPS TIRE SERVICE	70146478	5/1/2025	CUST# 4593313 ST225/75NR15/10 VANTRA TRIR STD1	133.83	05142025	367834	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	20716	TRUCK COUNTRY OF WIS	X204029878:01	5/1/2025	MVD - 204F/TDA XK31247150P	867.56	05142025	367860	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	22900	ZARNOTH BRUSH WORKS	0201935-IN	4/24/2025	MVD133 BOBCAT 68X32"POLY(35KBPCV,2KP) WAFFER BROOM	564.35	05142025	6033	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	2375	CINTAS FIRST AID	5270594405	5/16/2025	CUST# 11266400 - SERVICE ACKNOWLEDGEMENT	70.09	05282025	367924	730399 531100	CONTRACTED SERVICES
730	MOTOR VEHICLE FUND	6917	UNIFIRST CORPORATION	1481038649	5/6/2025	DPW MVD UNIFORMS 5.6.25	119.27	05282025	367991	730399 531100	CONTRACTED SERVICES
730	MOTOR VEHICLE FUND	6917	UNIFIRST CORPORATION	1481039080	5/13/2025	DPW MVD UNIFORMS BILL, DENNIS, MAX, STEVE, SHANE	119.27	05282025	367991	730399 531100	CONTRACTED SERVICES
730	MOTOR VEHICLE FUND	7187	WEX BANK	104868190	5/23/2025	MAY FUEL PURCHASES	4,158.63	05282025	368003	730399 540230	GASOLINE
730	MOTOR VEHICLE FUND	7503	ENERGITECH SERVICES	175449	5/19/2025	DPW MVD NOZZLE, DSL, 3/4" YELLOW RETAIL	225.50	05282025	6049	730399 540230	GASOLINE
730	MOTOR VEHICLE FUND	16213	PLYMOUTH LUBRICANTS	6207967	5/8/2025	DPW MVD SHANE DEF BULK, FILL TOTE, ENVIRON CHARGE	707.72	05282025	6076	730399 540230	GASOLINE
730	MOTOR VEHICLE FUND	7140	QUALITY STATE OIL	936413	5/9/2025	ACCT# 66290232 - PURUS SB 15W-40 CK4, BULK	2,449.02	05282025	6079	730399 540245	OILS & LUBRICANTS
730	MOTOR VEHICLE FUND	12478	MAC TOOLS	119751	5/7/2025	STEVE MVD - 6" MONSTER SCRAPER 5/7/25	23.00	05282025	367959	730399 560255	TOOLS & SMALL EQUIPMENT
730	MOTOR VEHICLE FUND	81	AERO INDUSTRIES	920597	5/1/2025	MVD - BUMPER, RUBBER EASY COVER HD	624.90	05282025	367909	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	1759	PICKART'S RADIATOR	64902	5/8/2025	DPW MVD57 2009 INTERNATIONAL CUMMINS CLAMP & GASKE	673.28	05282025	367973	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	2691	D&H SALES & SERVICE	07168	5/16/2025	DPW MVD326 STARTER 845761 84013103	216.00	05282025	6046	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	3177	ALPHA HYDRAULICS LLC	21565	5/16/2025	MVD - PARTS & LABOR TO REPAIR TWO CYLINDERS	198.44	05282025	6037	730399 562110	VEHICLE MAINT & REPAIRS

FUND	ORG DESC	VENDOR	VENDOR NAME	INVOICE	INVOICE DATE	LINE ITEM DESCRIPTION	AMOUNT	WARRANT	CHECK NO	ACCOUNT	ACCOUNT DESC
730	MOTOR VEHICLE FUND	5149	ENVIROTECH EQUIPMENT	25-0025479	5/9/2025	DPW MVD684 SEAL KIT MANIFOLD - NB	184.86	05282025	6050	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	5149	ENVIROTECH EQUIPMENT	25-0025404	5/15/2025	MVD - SERV ASSY, HPR LNR, OUTER ASL, 188 AR450	1,982.32	05282025	6050	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	5648	FASTENAL COMPANY	WISHE352968	2/4/2025	CUST# WISHE0157 - 1/2- 20X3G8DB1STD	(3.50)	05282025	6051	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	5648	FASTENAL COMPANY	WISHE355146	5/16/2025	CUST# WISHE0157 - 5/16- 18X2.5 TRX FLOR	27.60	05282025	6051	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	5940	MACQUEEN EQUIPMENT	P38409	5/7/2025	DPW MVD NATE - HANDLE FOR HYCO, SHIPPING & HANDLIN	70.25	05282025	6066	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	6149	FISCHER'S FLEET SERV	71435P	5/12/2025	DPW MVD ROCKER SWITCH PICKED UP BY BILL	29.16	05282025	367936	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7140	QUALITY STATE OIL	935044	5/7/2025	DPW MVD682 MOBILUX EP 023 35 2LB 3 PAIL	580.14	05282025	6079	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	7695	NAPA AUTO PARTS	480406	5/8/2025	DPW MVD564 ID BAR LAMP	41.69	05282025	367962	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	9050	HORST DISTRIBUTING,	113556-000	5/13/2025	CUST# 6002300 - BLADE 21.00 OFFSET LIFT, CW (A)	311.54	05282025	6056	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096485P	5/7/2025	MVD57 HORN KIT, DUAL PDC 5/7/25	195.27	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096497P	5/8/2025	DPW MVD650 PAD, CLUTCH PED	9.44	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096507P	5/9/2025	DPW MVD60 LIGHT, CLEARANCE 08C & KIT, TORQUE ROD	481.65	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096504P	5/9/2025	DPW MVD57 FUEL SUPPLY TUBE, FLEXIBLE HOSE, AFT (NJ)	1,146.23	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096536P	5/13/2025	DPW MVD60 OUTLET MODULE, MUFFLER BRACE, SHIELD ASS	3,009.28	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096562P	5/13/2025	DPW MVD57 LOW COO 12B SENSOR	125.65	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096546P	5/13/2025	DPW MVD60 U BOLT, LOCKNUT, & FLAT WASHER	105.16	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096569P	5/13/2025	ACCT# 70241 - V BAND 07B	31.18	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	CM4096504P	5/13/2025	ACCT# 70241 - CORE RETURN	(8.31)	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	CM4096530P	5/13/2025	ACCT# 70241 - MINIMIZER FLOOR	(224.90)	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	11753	LAKESIDE INTERNATION	4096588P	5/14/2025	ACCT# 70241 - BRAKE SHOE	432.78	05282025	367954	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	16228	POMP'S TIRE SERVICE	70146601	5/6/2025	SHANE MVD TRAILER CARLISLE SPORT TRAIL LH 1CKL2424	49.95	05282025	367974	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	16228	POMP'S TIRE SERVICE	70146791	5/13/2025	DPW MVD TIRE 315/80R22.5 B/S M870, TIRE 11R22.5/16	1,212.13	05282025	367974	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	16228	POMP'S TIRE SERVICE	70146950	5/19/2025	CUST# 4593313 - CUSTOMER CASING CREDIT	(505.00)	05282025	367974	730399 562110	VEHICLE MAINT & REPAIRS
730	MOTOR VEHICLE FUND	20716	TRUCK COUNTRY OF WIS	R204017467:02	5/12/2025	CUST# 54003 - ACETOW ACE TOWING	620.10	05282025	367989	730399 562110	VEHICLE MAINT & REPAIRS
999	CASH MANAGEMENT FUND	7203	ENTERPRISE FLEET	FBN5324107	5/3/2025	MONTHLY TRUCK LEASE PYMT	47,569.84	053125DD	368138	999 111007	BANK PASS-THRU

**CITY OF SHEBOYGAN  
REPORT 4-25-26**

**BY CITY ATTORNEY DEPARTMENT**

**JULY 14, 2025.**

Submitting the City Attorney's Office Monthly Report for July 2025.

# City Attorney's Office Monthly Report

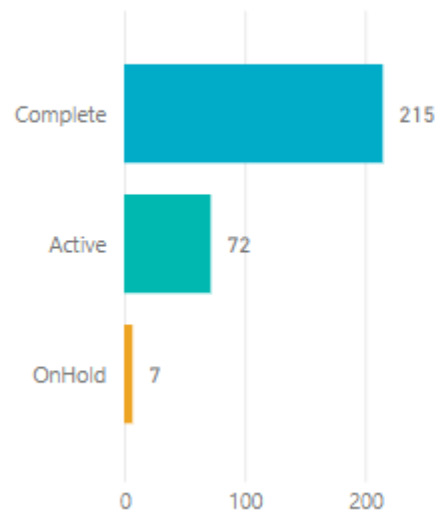
July, 2025

**Purpose:** The City Attorney's Office ("CAO") provides support to all City departments, elected and appointed officials, and staff on a range of issues pursuant to Wis. Stat. § 62.09(12). In addition to providing legal, strategy, and risk-management advice, the CAO drafts, edits, and reviews legal documents; prepares and reviews Council documents; represents the City in litigation; prosecutes municipal ordinance violations; drafts and reviews ordinances, resolutions, and policies. This report is intended to provide a summary of many of those tasks.

**Scope:** Much of the CAO's work is managed via LawVu, our document and project management software. We are working to include legal services requests received via email, phone, or in-person within the LawVu management software to improve reporting accuracy. Quick questions, conversational issues, and the like will remain outside the scope of this report. CAO welcomes suggestions for future reporting metrics or modifications.

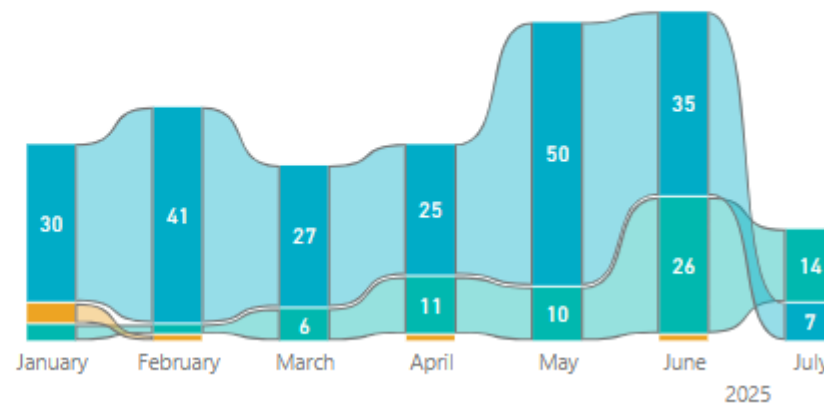
## Matters by Status (YTD)

Matters by status



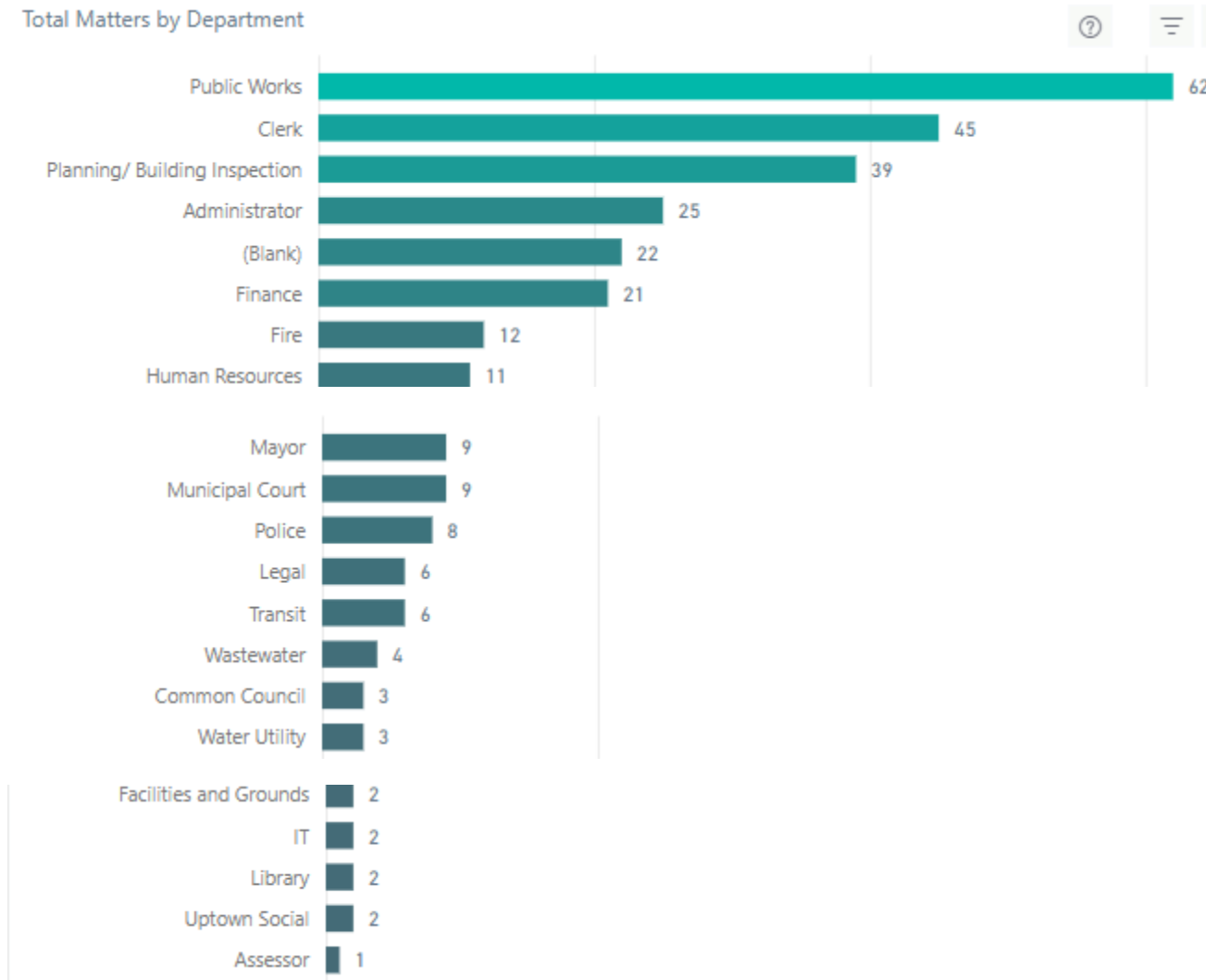
Matters by status over time

Status ● Active ● Complete ● OnHold



### Matters by Department (YTD)

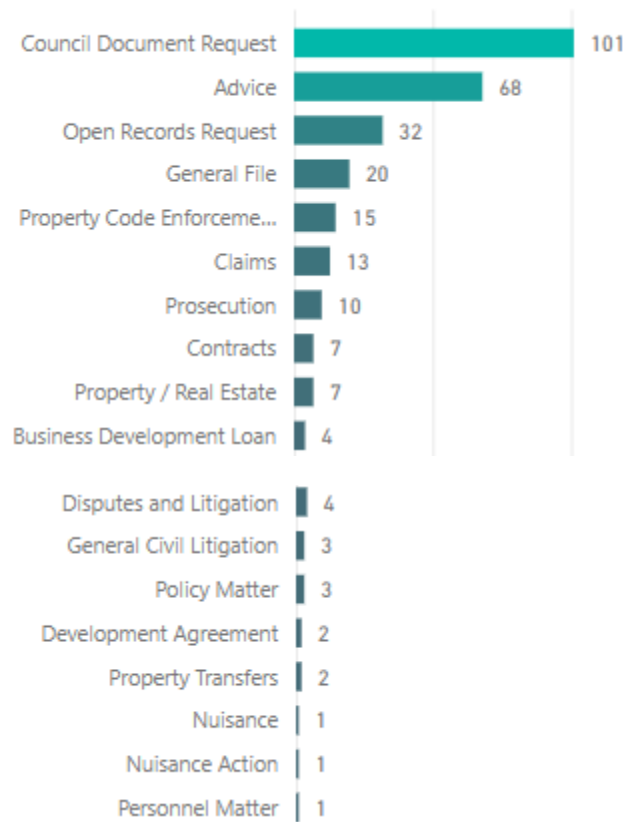
Total Matters by Department



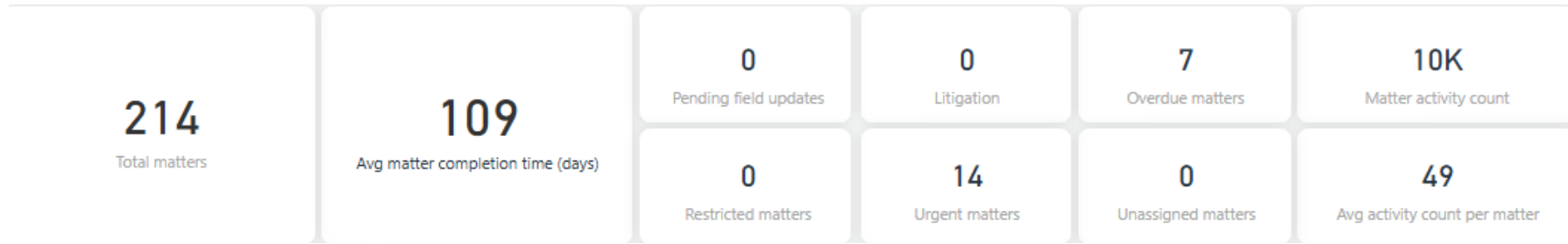
Note: “Blank” refers to matters created by CAO staff that are not easily attributable to a single department.

## Matters by Type (YTD)

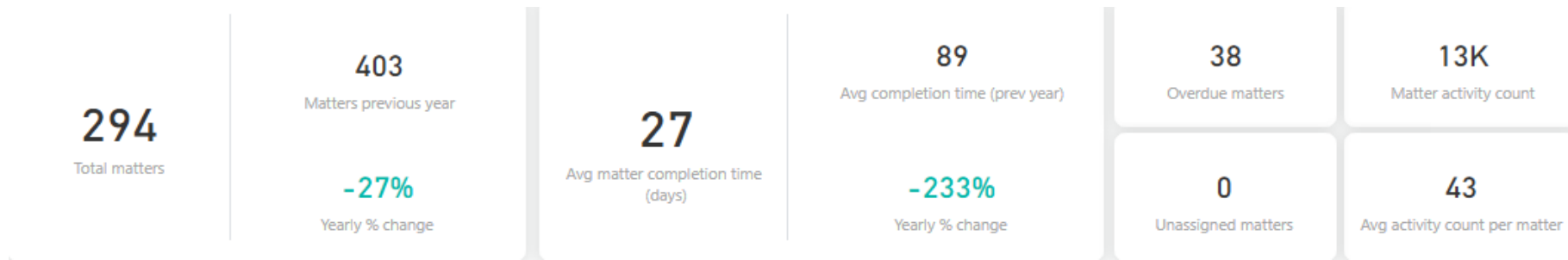
Matters by type



### 1/1/24-7/1/24 Matter Summary



### 1/1/25-7/1/25 Matter Summary



**Summary:** We've seen several differences since midyear 2024. First, the CAO average completion time has reduced from 109 to 27. Historically, matters would remain open from the time of submission until the time when a certified copy was received after Council action. We now close matters once they've been submitted for agenda inclusion and feel that this approach better represents the department's turnaround on projects. We also see a marked increase in the total matter count, which is a result of better documenting the various issues that are brought forward outside of LawVu.

The number of overdue matters has risen. Overdue matters include claims, municipal prosecution of cases transferred to circuit court, records requests, and large projects. Claims and municipal prosecution matters are typically our longest matters because our work is directed by outside factors. Large projects will typically take back seat to Council documents and pressing matters. We continue seeing a high number of records requests, many involving multiple departments and excessive volumes of potentially responsive records that must be located, reviewed for release, and organized. We continue working with outside legal counsel to address time-consuming projects that our reduced staff has minimal capacity for. We have also participated in more meetings than during the first half of 2024, which reduces desk time but provides better value to the City as we're able to contribute to topics and projects much earlier, allowing for better planning and troubleshooting. We appreciate being invited to the table to collaboratively solve problems with our colleagues.



June, 2025 Matter Summary



June was another busy month for the CAO. We are pleased that our report reflects timely matter completion and high output as these benchmarks of customer service have been a department priority.

Litigation Activity Since 6/1/25

- No new lawsuits have been filed since our last report.
- Seven municipal prosecutions in circuit court have been closed through stipulated disposition. Six have been filed since our last report.
- Winkleman v. City of Sheboygan Police Department was dismissed with prejudice based upon the City’s Motion to Dismiss.
- Justin Daniels v. City of Sheboygan Police and Fire Commission was an inactive case recently dismissed based upon the City’s Proposed Order to Dismiss.
- CVMIC v. Tyrone Austin was closed after a default judgment entered against the Defendant.

**Municipal Prosecution Activity Since 6/1/25.** 36 pretrial conferences were conducted in June -- 28 of those cases resolved by stipulation. Eight municipal court trials took place, seven of which resulted in a guilty verdict and one resulted in a not guilty verdict.

**Licensing Activity.** The CAO, Clerks, and PD have completed their review of licenses that expire midyear. In June, approximately 175 beverage operator applications were reviewed. We have identified several tools that will improve productivity and shorten review time and are taking steps to implement those improvements.

**General Summary.** We have completed our standardization of Standing Committee agendas and minutes and have completed our transition to the new Council cycle of direct referrals. We will next consider documents for other categories of committees, boards, and commissions to identify areas where we may standardize or improve.

**CITY OF SHEBOYGAN  
RESOLUTION 53-25-26**

**BY ALDERPERSONS MITCHELL AND PERRELLA.**

**JULY 14, 2025.**

A RESOLUTION authorizing the purchase of approximately 78.06 acres of land in the Town of Wilson, identified as Parcel Numbers 59030458910 and 59030458900, from Clare A. Gartman.

RESOLVED: That the Common Council hereby approves the terms and conditions of the attached Vacant Land Offer to Purchase between the City of Sheboygan and Clare A. Gartman thereby authorizing the purchase of the property.

BE IT FURTHER RESOLVED: That the Mayor and City Clerk are hereby authorized to sign all necessary documents on behalf of the City of Sheboygan to purchase the property.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**WB-13 VACANT LAND OFFER TO PURCHASE**

ATTORNEY

1 **LICENSEE DRAFTING THIS OFFER ON** June 30, 2025 **[DATE] IS (AGENT OF BUYER)**  
2 **(AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER) STRIKE THOSE NOT APPLICABLE**

3 The Buyer, City of Sheboygan, a Wisconsin municipal corporation

4 offers to purchase the Property known as approximately 78.06 acres of land located on Moenning Road (Parcel Nos. 59030-458910 and  
5 59030-458900)

6 [e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 655-660, or attach  
7 as an addendum per line 682] in the Town of Wilson, County

8 of Sheboygan Wisconsin, on the following terms:

9 **PURCHASE PRICE** The purchase price is One Million Five Hundred and NO/100; See Addendum, paragraph 2-----  
10 ----- Dollars (\$ 1,500,000.00).

11 **INCLUDED IN PURCHASE PRICE** Included in purchase price is the Property, all Fixtures on the Property as of the date  
12 stated on line 1 of this Offer (unless excluded at lines 17-18), and the following additional items: NONE OTHER

13  
14 **NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included**  
15 **or not included. Annual crops are not part of the purchase price unless otherwise agreed.**

16 **NOT INCLUDED IN PURCHASE PRICE** Not included in purchase price is Seller's personal property (unless included at  
17 lines 12-13) and the following: NONE OTHER

18  
19 **CAUTION: Identify Fixtures that are on the Property (see lines 21-25) to be excluded by Seller or that are rented**  
20 **and will continue to be owned by the lessor.**

21 "Fixture" is defined as an item of property which is physically attached to or so closely associated with land so as to be  
22 treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage  
23 to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not  
24 limited to, all: perennial crops, garden bulbs; plants; shrubs and trees; fences; storage buildings on permanent foundations  
25 and docks/piers on permanent foundations.

26 **CAUTION: Exclude any Fixtures to be retained by Seller or that are rented on lines 17-18 or at lines 655-660 or in**  
27 **an addendum per line 682.**

28 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer  
29 on or before FULL EXECUTION BY BOTH PARTIES BY NOT LATER THAN THURSDAY, JULY 31, 2025

30 Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.

31 **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**

32 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical  
33 copies of the Offer.

34 **CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term**  
35 **Deadlines running from acceptance provide adequate time for both binding acceptance and performance.**

36 **CLOSING** This transaction is to be closed on OR BEFORE MONDAY, DECEMBER 15, 2025 BY 4:00 PM

37  
38 at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on a Saturday,  
39 Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.

40 **CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently**  
41 **verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real**  
42 **estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money**  
43 **transfer instructions.**

44 **EARNEST MONEY**

45 ■ EARNEST MONEY of \$ \_\_\_\_\_ accompanies this Offer.

46 If the Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.

47 ■ EARNEST MONEY of \$ 5,000.00 will be mailed, or commercially, electronically  
48 or personally delivered within 5 days ("5" if left blank) after acceptance.

49 All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as Seller's attorney; payable to

50 "HOPP NEUMANN HUMKE LLP TRUST ACCOUNT" for retention in the firm's client trust account) **STRIKE THOSE NOT APPLICABLE**

51 (listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).

52 **CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an**  
53 **attorney as lines 56-76 do not apply. If someone other than Buyer pays earnest money, consider a special**  
54 **disbursement agreement.**

55 ■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing.

56 ■ **DISBURSEMENT IF EARNEST MONEY HELD BY A FIRM:** If negotiations do not result in an accepted offer and  
57 earnest money is held by a Firm, the earnest money shall be promptly disbursed (after clearance from payer's depository  
58 institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall  
59 be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according  
60 to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been  
61 delivered to the Firm holding the earnest money within 60 days after the date set for closing, that Firm may disburse the  
62 earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller;  
63 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; (4)  
64 upon authorization granted within this Offer; or (5) any other disbursement required or allowed by law. The Firm may retain  
65 legal services to direct disbursement per (1) or to file an interpleader action per (2) and the Firm may deduct from the  
66 earnest money any costs and reasonable attorneys' fees, not to exceed \$250, prior to disbursement.

67 ■ **LEGAL RIGHTS/ACTION:** The Firm's disbursement of earnest money does not determine the legal rights of the Parties  
68 in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by the Firm holding the earnest  
69 money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either Party  
70 disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified  
71 mail. If Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court order  
72 regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of  
73 residential property with one-to-four dwelling units. Buyer and Seller should consider consulting attorneys regarding their  
74 legal rights under this Offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good  
75 faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professional  
76 Services regulations concerning earnest money. See Wis. Admin. Code Ch. REEB 18.

77 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)  
78 occupancy; (4) date of closing; (5) contingency Deadlines **STRIKE AS APPLICABLE** and all other dates and Deadlines in  
79 this Offer except: NONE OTHER

80 \_\_\_\_\_ If "Time is of the Essence" applies to a date or Deadline,  
81 failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date  
82 or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

83 **VACANT LAND DISCLOSURE REPORT** Wisconsin law requires owners of real property that does not include any  
84 buildings to provide Buyers with a Vacant Land Disclosure Report. Excluded from this requirement are sales exempt from  
85 the real estate transfer fee and sales by certain court-appointed fiduciaries, for example, personal representatives, who  
86 have never occupied the Property. The form of the Report is found in Wis. Stat. § 709.033. The law provides: "§ 709.02  
87 Disclosure . . . the owner of the property shall furnish, not later than 10 days after acceptance of a contract of sale . . . , to  
88 the prospective buyer of the property a completed copy of the report . . . A prospective buyer who does not receive a report  
89 within the 10 days may, within 2 business days after the end of that 10-day period, rescind the contract of sale . . . by  
90 delivering a written notice of rescission to the owner or the owner's agent." Buyer may also have certain rescission rights if  
91 a Vacant Land Disclosure Report disclosing defects is furnished before expiration of the 10 days, but after the Offer is  
92 submitted to Seller. Buyer should review the report form or consult with an attorney for additional information regarding  
93 rescission rights.

94 **PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has  
95 no notice or knowledge of Conditions Affecting the Property or Transaction (lines 101-181) other than those identified in  
96 Seller's Vacant Land Disclosure Report dated \_\_\_\_\_, which was received by Buyer prior to Buyer  
97 signing this Offer and that is made a part of this Offer by reference **COMPLETE DATE OR STRIKE AS APPLICABLE**  
98 and **TO BE PROVIDED TO BUYER WITHIN TEN (10) DAYS OF ACCEPTANCE OF THIS OFFER.**

99 \_\_\_\_\_  
100 **INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT**

101 "Conditions Affecting the Property or Transaction" are defined to include:

- 102 a. Flooding, standing water, drainage problems, or other water problems on or affecting the Property.
- 103 b. Impact fees or another condition or occurrence that would significantly increase development costs or reduce the value  
104 of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.
- 105 c. Brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other  
106 contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum  
107 Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup  
108 program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.
- 109 d. Subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface  
110 foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous  
111 materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other  
112 laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil  
113 movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems.
- 114 e. Material violation of an environmental rule or other rule or agreement regulating the use of the Property.
- 115 f. Defects caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in

- 116 soil, or other potentially hazardous or toxic substances on the Property; manufacture of methamphetamine or other  
117 hazardous or toxic substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas transmission  
118 lines located on but not directly serving the Property.
- 119 g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic  
120 substances on neighboring properties.
- 121 h. The Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the  
122 Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or  
123 atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but  
124 that are not closed or abandoned according to applicable regulations.
- 125 i. Defects in any septic system or other private sanitary disposal system on the Property; or any out-of-service septic  
126 system serving the Property not closed or abandoned according to applicable regulations.
- 127 j. Underground or aboveground fuel storage tanks presently or previously on the Property for storage of flammable or  
128 combustible liquids including, but not limited to, gasoline or heating oil; or Defects in the underground or aboveground fuel  
129 storage tanks on or previously located on the Property. Defects in underground or aboveground fuel storage tanks may  
130 include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking;  
131 corrosion; or failure to meet operating standards. (The owner, by law, may have to register the tanks with the Department  
132 of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use  
133 or not. Department regulations may require closure or removal of unused tanks.)
- 134 k. Existing or abandoned manure storage facilities located on the property.
- 135 l. Notice of property tax increases, other than normal annual increases, or pending Property tax reassessment;  
136 remodeling that may increase the Property's assessed value; pending special assessments; or Property is within a special  
137 purpose district, such as a drainage district, that has authority to impose assessments on the Property.
- 138 m. Proposed, planned, or commenced public improvements or public construction projects that may result in special  
139 assessments or that may otherwise materially affect the Property or the present use of the Property; or any land division  
140 involving the Property without required state or local permits.
- 141 n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit  
142 and there are common areas associated with the Property that are co-owned with others.
- 143 o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain,  
144 wetland or shoreland zoning area under local, state or federal regulations; or the Property is subject to a mitigation plan  
145 required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances, that  
146 obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the  
147 county.
- 148 p. Nonconforming uses of the Property (a nonconforming use is a use of land that existed lawfully before the current zoning  
149 ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance); conservation  
150 easements (a conservation easement is a legal agreement in which a property owner conveys some of the rights associated  
151 with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization  
152 to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or  
153 education, or for similar purposes); restrictive covenants or deed restrictions on the Property; or, other than public rights-of-  
154 way, nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements  
155 other than recorded utility easements.
- 156 q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment  
157 conversion charge; or payment of a use-value assessment conversion charge has been deferred.
- 158 r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop  
159 Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.
- 160 s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will  
161 be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or  
162 similar group of which the Property owner is a member.
- 163 t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint  
164 driveway) affecting the Property. Encroachments often involve some type of physical object belonging to one person but  
165 partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages,  
166 driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of  
167 the Property or to the use of the Property such as a joint driveway, liens, and licenses.
- 168 u. Government agency, court order, or federal, state, or local regulations requiring repair, alteration or correction of an  
169 existing condition.
- 170 v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting  
171 riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.
- 172 w. Material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.
- 173 x. Significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property.
- 174 y. Significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or  
175 shrubs; or substantial injuries or disease in livestock on the Property or neighboring property.
- 176 z. Animal, reptile, or other insect infestations; drainage easement or grading problems; excessive sliding; or any other  
177 Defect or material condition.

- 178 aa. Archeological artifacts, mineral rights, orchards, or endangered species, or one or more burial sites on the Property.  
179 bb. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).  
180 cc. Other Defects affecting the Property such as any agreements that bind subsequent owners of the property, such as a  
181 lease agreement or an extension of credit from an electric cooperative.

182 **GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within \_\_\_\_\_ days ("15" if left blank) after acceptance  
183 of this Offer, a list of all federal, state, county, and local conservation, farmland, environmental, or other land use programs,  
184 agreements, restrictions, or conservation easements, which apply to any part of the Property (e.g., farmland preservation  
185 agreements, farmland preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest,  
186 Conservation Reserve Program, wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with  
187 disclosure of any penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This  
188 contingency will be deemed satisfied unless Buyer delivers to Seller, within 7 days after the deadline for delivery, a notice  
189 terminating this Offer based upon the use restrictions, program requirements, and/or amount of any penalty, fee, charge, or  
190 payback obligation.

191 **CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such**  
192 **programs, as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program**  
193 **such that Seller incurs any costs, penalties, damages, or fees that are imposed because the program is not**  
194 **continued after sale. The Parties agree this provision survives closing.**

195 **MANAGED FOREST LAND:** If all, or part, of the Property is managed forest land under the Managed Forest Law (MFL)  
196 program, this designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive  
197 program that encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders  
198 designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the  
199 MFL program changes, the new owner must sign and file a report of the change of ownership on a form provided by the  
200 Department of Natural Resources and pay a fee. By filing this form, the new owner agrees to the associated MFL  
201 management plan and the MFL program rules. The DNR Division of Forestry monitors forest management plan  
202 compliance. Changes a landowner makes to property that is subject to an order designating it as managed forest land,  
203 or to its use, may jeopardize benefits under the program or may cause the property to be withdrawn from the program  
204 and may result in the assessment of penalties. For more information call the local DNR forester or visit  
205 <https://dnr.wisconsin.gov/topic/forestry>.

206 **USE VALUE ASSESSMENTS:** The use value assessment system values agricultural land based on the income that  
207 would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural  
208 land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge.  
209 To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's  
210 Equalization Bureau or visit <http://www.revenue.wi.gov/>.

211 **FARMLAND PRESERVATION:** The early termination of a farmland preservation agreement or removal of land from such  
212 an agreement can trigger payment of a conversion fee equal to 3 times the per acre value of the land. Contact the  
213 Wisconsin Department of Agriculture, Trade and Consumer Protection Division of Agricultural Resource Management or  
214 visit <http://www.datcp.state.wi.us/> for more information.

215 **CONSERVATION RESERVE PROGRAM (CRP):** The CRP encourages farmers, through contracts with the U.S.  
216 Department of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant  
217 a protective cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent as well as  
218 certain incentive payments and cost share assistance for establishing long-term, resource-conserving ground cover.  
219 Removing lands from the CRP in breach of a contract can be quite costly. For more information call the state Farm Service  
220 Agency office or visit <http://www.fsa.usda.gov/>.

221 **SHORELAND ZONING ORDINANCES:** All counties must adopt uniform shoreland zoning ordinances in compliance with  
222 Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land within 1,000  
223 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum standards  
224 for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface standards (that  
225 may be exceeded if a mitigation plan is adopted and recorded) and repairs to nonconforming structures. Buyers must  
226 conform to any existing mitigation plans. For more information call the county zoning office or visit <https://dnr.wi.gov/>.  
227 Buyer is advised to check with the applicable city, town or village for additional shoreland zoning or shoreland-wetland  
228 zoning restrictions, if any.

229 **FENCES:** Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares  
230 where one or both of the properties is used and occupied for farming or grazing purposes.

231 **CAUTION: Consider an agreement addressing responsibility for fences if Property or adjoining land is used and**  
232 **occupied for farming or grazing purposes.**

233 **PROPERTY DEVELOPMENT WARNING:** If Buyer contemplates developing Property for a use other than the current use,  
234 there are a variety of issues that should be addressed to ensure the development or new use is feasible. Buyer is solely  
235 responsible to verify the current zoning allows for the proposed use of the Property at lines 251-255. Municipal and zoning  
236 ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses  
237 and therefore should be reviewed. Building permits, zoning or zoning variances, Architectural Control Committee approvals,  
238 estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental  
239 audits, subsoil tests, or other development related fees may need to be obtained or verified in order to determine the  
240 feasibility of development of, or a particular use for, a property. Optional contingencies that allow Buyer to investigate certain  
241 of these issues can be found at lines 244-304 and Buyer may add contingencies as needed in addenda (see line 682).

242 Buyer should review any plans for development or use changes to determine what issues should be addressed in these  
243 contingencies.

244 **PROPOSED USE CONTINGENCIES:** This Offer is contingent upon Buyer obtaining, at Buyer's expense, the reports or  
245 documentation required by any optional provisions checked on lines 256-281 below. The optional provisions checked on  
246 lines 256-281 shall be deemed satisfied unless Buyer, within \_\_\_\_\_ days ("30" if left blank) after acceptance, delivers: (1)  
247 written notice to Seller specifying those optional provisions checked below that cannot be satisfied and (2) written evidence  
248 substantiating why each specific provision referred to in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice,  
249 this Offer shall be null and void. Seller agrees to cooperate with Buyer as necessary to satisfy the contingency provisions  
250 checked at lines 256-281.

251 **Proposed Use:** Buyer is purchasing the Property for the purpose of: \_\_\_\_\_

252 \_\_\_\_\_  
253 \_\_\_\_\_ **[insert proposed use**  
254 **and type or style of building(s), size and proposed building location(s), if a requirement of Buyer's condition to**  
255 **purchase, e.g. 1400-1600 sq. ft. three-bedroom single family ranch home in northwest corner of lot].**

256 ☐ **ZONING:** Verification of zoning and that the Property's zoning allows Buyer's proposed use described at lines  
257 251-255.

258 ☐ **SUBSOILS:** Written evidence from a qualified soils expert that the Property is free of any subsoil condition that  
259 would make the proposed use described at lines 251-255 impossible or significantly increase the costs of such  
260 development.

261 ☐ **PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) SUITABILITY:** Written evidence from a  
262 certified soils tester that: (a) the soils at the Property locations selected by Buyer, and (b) all other conditions that must  
263 be approved, meet the legal requirements in effect on the date of this Offer to obtain a permit for a POWTS for use of  
264 the Property as stated on lines 251-255. The POWTS (septic system) allowed by the written evidence must be one of  
265 the following POWTS that is approved by the State for use with the type of property identified at lines 251-255 **CHECK**  
266 **ALL THAT APPLY:** ☐ conventional in-ground; ☐ mound; ☐ at grade; ☐ in-ground pressure distribution; ☐ holding  
267 tank; ☐ other: \_\_\_\_\_

268 ☐ **EASEMENTS AND RESTRICTIONS:** Copies of all public and private easements, covenants and restrictions  
269 affecting the Property and a written determination by a qualified independent third party that none of these prohibit or  
270 significantly delay or increase the costs of the proposed use or development identified at lines 251-255.

271 ☐ **APPROVALS/PERMITS:** Permits, approvals and licenses, as appropriate, or the final discretionary action by the  
272 granting authority prior to the issuance of such permits or building permit, approvals and licenses, for the following items  
273 related to Buyer's proposed use: \_\_\_\_\_

274 \_\_\_\_\_  
275 ☐ **UTILITIES:** Written verification of the location of the following utility service connections (e.g., on the Property, at  
276 the lot line, across the street, etc.) **CHECK AND COMPLETE AS APPLICABLE:**

277 ☐ electricity \_\_\_\_\_; ☐ gas \_\_\_\_\_; ☐ sewer \_\_\_\_\_;  
278 ☐ water \_\_\_\_\_; ☐ telephone \_\_\_\_\_; ☐ cable \_\_\_\_\_;  
279 ☐ other \_\_\_\_\_

280 ☐ **ACCESS TO PROPERTY:** Written verification that there is legal vehicular access to the Property from public  
281 roads.

282 ☐ **LAND USE APPROVAL/PERMITS:** This Offer is contingent upon (Buyer)(Seller) **STRIKE ONE** ("Buyer" if neither  
283 stricken) obtaining the following, including all costs: a **CHECK ALL THAT APPLY** ☐ rezoning; ☐ conditional use permit;  
284 ☐ variance; ☐ other \_\_\_\_\_ for the Property for its proposed use described at lines 251-255.

285 Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. Buyer shall deliver, within \_\_\_\_\_ days of  
286 acceptance, written notice to Seller if any item cannot be obtained, in which case this Offer shall be null and void.

287 ☐ **MAP OF THE PROPERTY:** This Offer is contingent upon (Buyer obtaining) (Seller providing) **STRIKE ONE** ("Seller  
288 providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by  
289 a registered land surveyor, within \_\_\_\_\_ days ("30" if left blank) after acceptance, at (Buyer's) (Seller's) **STRIKE ONE**  
290 ("Seller's" if neither is stricken) expense. The map shall show minimum of \_\_\_\_\_ acres, maximum of \_\_\_\_\_  
291 acres, the legal description of the Property, the Property's boundaries and dimensions, visible encroachments upon the  
292 Property, the location of improvements, if any, and: \_\_\_\_\_

293 \_\_\_\_\_  
294 **STRIKE AND COMPLETE AS APPLICABLE.** Additional map features that may  
295 be added include but are not limited to: staking of all corners of the Property; identifying dedicated and apparent streets; lot  
296 dimensions; total acreage or square footage; easements or rights-of-way.

297 **CAUTION: Consider the cost and the need for map features before selecting them. Also consider the time required**  
298 **to obtain the map when setting the deadline.**

299 This contingency shall be deemed satisfied unless Buyer, within 5 days after the deadline for delivery of said map, delivers  
300 to Seller a copy of the map and a written notice which identifies: (1) the significant encroachment; (2) information materially  
301 inconsistent with prior representations; or (3) failure to meet requirements stated within this contingency. Upon delivery of  
302 Buyer's notice, this Offer shall be null and void. Once the deadline for delivery has passed, if Seller was responsible to



303 provide the map and failed to timely deliver the map to Buyer, Buyer may terminate this Offer if Buyer delivers a written  
304 notice of termination to Seller prior to Buyer's Actual Receipt of said map from Seller.

305 **INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a  
306 part of this Offer. An "inspection" is defined as an observation of the Property, which does not include an appraisal or testing  
307 of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel  
308 source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or  
309 building materials from the Property for laboratory or other analysis of these materials. Seller agrees to allow Buyer's  
310 inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary, to satisfy the  
311 contingencies in this Offer. Buyer or licensees or both may be present at all inspections and testing. Except as otherwise  
312 provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

313 **NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of**  
314 **the test, (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any**  
315 **other material terms of the contingency.**

316 Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed  
317 unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to  
318 Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution that may be required to be  
319 reported to the Wisconsin Department of Natural Resources.

320 ☐ **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 305-319).

321 (1) This Offer is contingent upon a qualified independent inspector conducting an inspection of the Property after the date  
322 on line 1 of this Offer that discloses no Defects.

323 (2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an  
324 inspection of \_\_\_\_\_

325 \_\_\_\_\_ (list any Property component(s)  
326 to be separately inspected, e.g., dumpsite, timber quality, invasive species, etc.) that discloses no Defects.

327 (3) Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection, provided  
328 they occur prior to the Deadline specified at line 333. Inspection(s) shall be performed by a qualified independent  
329 inspector or independent qualified third party.

330 Buyer shall order the inspection(s) and be responsible for all costs of inspection(s).

331 **CAUTION: Buyer should provide sufficient time for the Property inspection and/or any specialized inspection(s),**  
332 **as well as any follow-up inspection(s).**

333 This contingency shall be deemed satisfied unless Buyer, within \_\_\_\_\_ days ("15" if left blank) after acceptance, delivers  
334 to Seller a copy of the written inspection report(s) dated after the date on line 1 of this Offer and a written notice listing the  
335 Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

336 **CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**

337 For the purposes of this contingency, Defects do not include structural, mechanical or other conditions the nature and extent  
338 of which Buyer had actual knowledge or written notice before signing this Offer.

339 **NOTE: "Defect" as defined on lines 553-555 means a condition that would have a significant adverse effect on the**  
340 **value of the Property; that would significantly impair the health or safety of future occupants of the Property; or**  
341 **that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life**  
342 **of the premises.**

343 **■ RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure the Defects.

344 If Seller has the right to cure, Seller may satisfy this contingency by:

345 (1) delivering written notice to Buyer within \_\_\_\_\_ ("10" if left blank) days after Buyer's delivery of the Notice of Defects  
346 stating Seller's election to cure Defects;

347 (2) curing the Defects in a good and workmanlike manner; and

348 (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

349 This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and:

350 (1) Seller does not have the right to cure; or

351 (2) Seller has the right to cure but:

352 (a) Seller delivers written notice that Seller will not cure; or

353 (b) Seller does not timely deliver the written notice of election to cure.

354 **IF LINE 355 IS NOT MARKED OR IS MARKED N/A LINES 403-414 APPLY.**

355 ☐ **FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written  
356 \_\_\_\_\_ [loan type or specific lender, if any] first mortgage loan commitment as described  
357 below, within \_\_\_\_\_ days after acceptance of this Offer. The financing selected shall be in an amount of not less than \$  
358 \_\_\_\_\_ for a term of not less than \_\_\_\_\_ years, amortized over not less than \_\_\_\_\_ years. Initial  
359 monthly payments of principal and interest shall not exceed \$ \_\_\_\_\_. Buyer acknowledges that lender's  
360 required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance  
361 premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees  
362 to pay discount points in an amount not to exceed \_\_\_\_\_% ("0" if left blank) of the loan. If Buyer is using multiple loan



sources or obtaining a construction loan or land contract financing, describe at lines 655-660 or in an addendum attached per line 682. Buyer agrees to pay all customary loan and closing costs, wire fees, and loan origination fees, to promptly apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. Seller agrees to allow lender's appraiser access to the Property.

■ **LOAN AMOUNT ADJUSTMENT:** If the purchase price under this Offer is modified, any financed amount, unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments shall be adjusted as necessary to maintain the term and amortization stated above.

**CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 371 or 372.**

☐ **FIXED RATE FINANCING:** The annual rate of interest shall not exceed \_\_\_\_\_%.

☐ **ADJUSTABLE RATE FINANCING:** The initial interest rate shall not exceed \_\_\_\_\_%. The initial interest rate shall be fixed for \_\_\_\_\_ months, at which time the interest rate may be increased not more than \_\_\_\_\_% ("2" if left blank) at the first adjustment and by not more than \_\_\_\_\_% ("1" if left blank) at each subsequent adjustment. The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus \_\_\_\_\_% ("6" if left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.

■ **SATISFACTION OF FINANCING COMMITMENT CONTINGENCY:** If Buyer qualifies for the loan described in this Offer or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment. This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment (even if subject to conditions) that is:

(1) signed by Buyer; or,

(2) accompanied by Buyer's written direction for delivery.

Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy this contingency.

**CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.**

■ **SELLER TERMINATION RIGHTS:** If Buyer does not deliver a loan commitment on or before the Deadline on line 357, Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of written loan commitment from Buyer.

■ **FINANCING COMMITMENT UNAVAILABILITY:** If a financing commitment is not available on the terms stated in this Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of unavailability.

☐ **SELLER FINANCING:** Seller shall have 10 days after the earlier of:

(1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394; or

(2) the Deadline for delivery of the loan commitment on line 357,

to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly.

If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.

**IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT** Within \_\_\_\_\_ days ("7" if left blank) after acceptance, Buyer shall deliver to Seller either:

(1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close; or

(2) \_\_\_\_\_ [Specify documentation Buyer agrees to deliver to Seller].

If such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of access for an appraisal constitute a financing commitment contingency.

☐ **APPRAISAL CONTINGENCY:** This Offer is contingent upon Buyer or Buyer's lender having the Property appraised at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than the agreed upon purchase price.

This contingency shall be deemed satisfied unless Buyer, within \_\_\_\_\_ days after acceptance, delivers to Seller a copy of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting to the appraised value.

■ **RIGHT TO CURE:** Seller (shall) (shall not) ~~STRIKE ONE~~ ("shall" if neither is stricken) have the right to cure.

If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase price to the value shown on the appraisal report within \_\_\_\_\_ days ("5" if left blank) after Buyer's delivery of the appraisal

425 report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated  
426 by either party after delivery of Seller's notice, solely to reflect the adjusted purchase price.

427 This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written  
428 appraisal report and:

429 (1) Seller does not have the right to cure; or

430 (2) Seller has the right to cure but:

431 (a) Seller delivers written notice that Seller will not adjust the purchase price; or

432 (b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal  
433 report.

434 **NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.**

435 ☐ **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of  
436 Buyer's property located at \_\_\_\_\_

437 no later than \_\_\_\_\_ (the Deadline). If closing does not occur by the Deadline, this Offer shall

438 become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification from a  
439 financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close

440 or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or proof of  
441 bridge loan shall not extend the closing date for this Offer.

442 ☐ **BUMP CLAUSE:** If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer that another  
443 offer has been accepted. If Buyer does not deliver to Seller the documentation listed below within \_\_\_\_\_ hours ("72" if  
444 left blank) after Buyer's Actual Receipt of said notice, this Offer shall be null and void. Buyer must deliver the following:

445 (1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;

446 (2) Written waiver of \_\_\_\_\_ (name other contingencies, if any); and

447 (3) Any of the following checked below:

448 ☐ Proof of bridge loan financing.

449 ☐ Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide  
450 Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.

451 Other: \_\_\_\_\_

452 \_\_\_\_\_

453 [insert other requirements, if any (e.g., payment of additional earnest money, etc.)]

454 ☐ **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon  
455 delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer  
456 notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other  
457 secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to  
458 delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than \_\_\_\_\_ days ("7"  
459 if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this  
460 Offer becomes primary.

461 ☐ **HOMEOWNERS ASSOCIATION** If this Property is subject to a homeowners association, Buyer is aware the Property may  
462 be subject to periodic association fees after closing and one-time fees resulting from transfer of the Property. Any one-time  
463 fees resulting from transfer of the Property shall be paid at closing by (Seller) (Buyer) **STRIKE ONE** ("Buyer" if neither is  
464 stricken).

465 ☐ **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values:

466 real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners

467 association assessments, fuel and NONE OTHER

468 **CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.**

469 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

470 Real estate taxes shall be prorated at closing based on **CHECK BOX FOR APPLICABLE PRORATION FORMULA:**

471 ☒ The net general real estate taxes for the preceding year, or the current year if available (Net general real estate  
472 taxes are defined as general property taxes after state tax credits and lottery credits are deducted.) **NOTE: THIS CHOICE**  
473 **APPLIES IF NO BOX IS CHECKED.**

474 ☐ Current assessment times current mill rate (current means as of the date of closing).

475 ☐ Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior  
476 year, or current year if known, multiplied by current mill rate (current means as of the date of closing).

477 ☐ \_\_\_\_\_

478 **CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be**  
479 **substantially different than the amount used for proration especially in transactions involving new construction,**  
480 **extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local**  
481 **assessor regarding possible tax changes.**

482 ☐ Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on  
483 the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5

days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.

### **TITLE EVIDENCE**

■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Vacant Land Disclosure Report and in this Offer, general taxes levied in the year of closing and NONE OTHER

(insert other allowable exceptions from title, if any) that constitutes merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute the documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

**WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates making improvements to Property or a use other than the current use.**

■ **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's lender and recording the deed or other conveyance.

■ **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's) **STRIKE ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 516-523).

■ **DELIVERY OF MERCHANTABLE TITLE:** The required title insurance commitment shall be delivered to Buyer's attorney or Buyer not more than \_\_\_\_ days after acceptance ("15" if left blank), showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per lines 489-498, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements and exceptions, as appropriate.

■ **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of objections to title within \_\_\_\_ days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In such event, Seller shall have \_\_\_\_ days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not extinguish Seller's obligations to give merchantable title to Buyer.

■ **SPECIAL ASSESSMENTS/OTHER EXPENSES:** Special assessments, if any, levied or for work actually commenced prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution describing the planned improvements and the assessment of benefits.

**CAUTION: Consider a special agreement if area assessments, property owners association assessments, special charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments) relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).**

**LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the (written) (oral) **STRIKE ONE** lease(s), if any, are \_\_\_\_\_

\_\_\_\_\_. Insert additional terms, if any, at lines 655-660 or attach as an addendum per line 682.

### **DEFINITIONS**

■ **ACTUAL RECEIPT:** "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.

■ **BUSINESS DAY:** "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive

545 registered mail or make regular deliveries on that day.

546 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by  
547 excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the  
548 last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner  
549 except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of  
550 "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by  
551 counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific  
552 event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.

553 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would  
554 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would  
555 significantly shorten or adversely affect the expected normal life of the premises.

556 ■ **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

557 ■ **PARTY:** "Party" means the Buyer or the Seller; "Parties" refers to both the buyer and the Seller.

558 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-8.

559 **INCLUSION OF OPTIONAL PROVISIONS** Terms of this Offer that are preceded by an OPEN BOX ( ☐ ) are part of  
560 this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

561 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land dimensions, or total acreage or square  
562 footage figures, provided to Buyer by Seller or by a Firm or its agents, may be approximate because of rounding, formulas  
563 used or other reasons, unless verified by survey or other means.

564 **CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land  
565 dimensions, if material.**

566 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of  
567 the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the  
568 transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession  
569 data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession  
570 information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts,  
571 to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this  
572 Offer to the seller or seller's agent of another property that Seller intends on purchasing.

573 **MAINTENANCE** Seller shall maintain the Property and all personal property included in the purchase price until the earlier  
574 of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for  
575 ordinary wear and tear.

576 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** If, prior to closing, the Property is damaged in an  
577 amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer  
578 in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of  
579 this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than  
580 closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of  
581 the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such  
582 damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit  
583 towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed  
584 by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring  
585 the Property.

586 **BUYER'S PRE-CLOSING WALK-THROUGH** Within three days prior to closing, at a reasonable time pre-approved by  
587 Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no  
588 significant change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and  
589 that any Defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

590 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in  
591 this Offer at lines 655-660 or in an addendum attached per line 682, or lines 534-538 if the Property is leased. At time of  
592 Buyer's occupancy, Property shall be free of all debris, refuse, and personal property except for personal property belonging  
593 to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

594 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and  
595 conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting  
596 party to liability for damages or other legal remedies.

597 If Buyer defaults, Seller may:

- 598 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or  
599 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual  
600 damages.

601 If Seller defaults, Buyer may:

- 602 (1) sue for specific performance; or  
603 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

604 In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability  
605 of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party  
606 defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above.  
607 By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the  
608 arbitration agreement.

609 **NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES**  
610 **SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL**  
611 **EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR**  
612 **OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT**  
613 **CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.**

614 **ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller  
615 regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds  
616 and inures to the benefit of the Parties to this Offer and their successors in interest.

617 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
618 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov>  
619 or by telephone at (608) 240-5830.

620 **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA)** Section 1445 of the Internal Revenue Code (IRC)  
621 provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the  
622 total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding  
623 applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign  
624 estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the  
625 amount of any liability assumed by Buyer.

626 **CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer**  
627 **may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed**  
628 **upon the Property.**

629 Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a  
630 condition report incorporated in this Offer per lines 94-97, or (2) no later than 10 days after acceptance, Seller delivers  
631 notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 637-639 apply.

632 **IF SELLER IS A NON-FOREIGN PERSON.** Seller shall, no later than closing, execute and deliver to Buyer, or a qualified  
633 substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's  
634 non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status,  
635 Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this  
636 Offer and proceed under lines 601-608.

637 **IF SELLER IS A FOREIGN PERSON.** If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the  
638 amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding  
639 amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

640 **COMPLIANCE WITH FIRPTA.** Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument,  
641 affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC  
642 §1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall  
643 deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also  
644 shall pay to Buyer an amount not to exceed \$1,000 for actual costs associated with the filing and administration of forms,  
645 affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

646 **Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.**

647 Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption  
648 applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding  
649 FIRPTA.

650 ☐ **SELLER PAYMENT OF COMPENSATION TO BUYER'S FIRM:** Seller agrees to pay to Buyer's Firm the amount of  
651 \_\_\_\_\_ (e.g., dollar amount, % of purchase price, etc.), toward Buyer's brokerage  
652 fees at closing. Payment made under this provision represents an economic adjustment only and does not create any  
653 agency relationship between Buyer's Firm and Seller, and the Parties agree Buyer's Firm is a direct and intended third party  
654 beneficiary of this contract.

655 **ADDITIONAL PROVISIONS/CONTINGENCIES** \_\_\_\_\_  
656 \_\_\_\_\_  
657 \_\_\_\_\_  
658 \_\_\_\_\_  
659 \_\_\_\_\_  
660 \_\_\_\_\_

661 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and  
662 written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines  
663 664-679.

664 (1) **Personal:** giving the document or written notice personally to the Party, or the Party's recipient for delivery if nam  
 665 line 666 or 667.

666 Name of Seller's recipient for delivery, if any: Attorney Michael J. Bauer, Hopp Neumann Humke LLP

667 Name of Buyer's recipient for delivery, if any: \_\_\_\_\_

668 ☐ (2) **Fax:** fax transmission of the document or written notice to the following number:

669 Seller: (\_\_\_\_\_) Buyer: (\_\_\_\_\_) \_\_\_\_\_

670 ☐ (3) **Commercial:** depositing the document or written notice, fees prepaid or charged to an account, with a commercial  
 671 delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at  
 672 line 675 or 676.

673 ☐ (4) **U.S. Mail:** depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the  
 674 Party, or to the Party's recipient for delivery, for delivery to the Party's address.

675 Address for Seller: \_\_\_\_\_

676 Address for Buyer: \_\_\_\_\_

677 ☒ (5) **Email:** electronically transmitting the document or written notice to the email address.

678 Email Address for Seller: claregart@hotmail.com, with a copy to mike.bauer@hopplaw.com

679 Email Address for Buyer: ryan.sorenson@sheboyganwi.gov and Meredith.DeBruin@sheboyganwi.gov

680 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller  
 681 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

682 ☒ **ADDENDA:** The attached Addendum and Vacant Land Disclosure Report is/are made part of this Offer.

683 This Offer was drafted by [Licensee and Firm] Attorney Michael J. Bauer, Hopp Neumann Humke LLP

684 **WIRE FRAUD WARNING!** Wire Fraud is a real and serious risk. Never trust wiring instructions  
 685 sent via email. Funds wired to a fraudulent account are often impossible to recover.

686 Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate  
 687 agent, Firm, lender, title company, attorney or other source connected to your transaction. These  
 688 communications are convincing and professional in appearance but are created to steal your  
 689 money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate  
 690 source.

691 DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU  
 692 calling a verified number of the entity involved in the transfer of funds. Never use contact  
 693 information provided by any suspicious communication.

694 **Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or**  
 695 **verification of any wiring or money transfer instructions.**

CITY OF SHEBOYGAN

696 (x)

697 Buyer's Signature ▲ Print Name Here ► By: Ryan Sorenson, Mayor

Date ▲

698 (x)

699 Buyer's Signature ▲ Print Name Here ► By: Meredith DeBruin, City Clerk

Date ▲

700 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS**  
 701 **OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE**  
 702 **PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A**  
 703 **COPY OF THIS OFFER.**

704 (x)

705 Seller's Signature ▲ Print Name Here ► Clare A. Gartman

Date ▲

706 (x)

707 Seller's Signature ▲ Print Name Here ►

Date ▲

708 This Offer was presented to Seller by [Licensee and Firm] \_\_\_\_\_

709 \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_ a.m./p.m.

710 This Offer is rejected \_\_\_\_\_

This Offer is countered [See attached counter] \_\_\_\_\_

711 Seller Initials ▲ Date ▲

Seller Initials ▲ Date ▲

## ADDENDUM TO VACANT LAND OFFER TO PURCHASE

This Addendum supplements the following terms and provisions set out in the Vacant Land Offer to Purchase dated **June 30, 2025**, and is an important part thereof, between the **City of Sheboygan**, a Wisconsin municipal corporation (hereinafter referred to as the "Buyer") and **Clare A. Gartman** (hereinafter referred to as the "Seller") for approximately 78.06 acres of Vacant Land on Moenning Road (the "Property"). The preprinted Vacant Land Offer to Purchase and this Addendum are collectively referred to herein as the "Offer".

**1. *Property/Parcel Numbers.*** The parcel numbers of the Property that are subject to this Offer are as follows:

59030-458910 (38.06 acres)  
59030-458900 (40.00 acres)

**2. *Purchase Price.*** The Purchase Price for the Property is One Million Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00) that shall be payable in full at closing.

**3. *Common Council Approval.*** This Offer is contingent upon the City of Sheboygan Common Council approval by not later than July 31, 2025.

**4. *Post-Closing Occupancy of Barn.*** Seller and Anthony Gartman shall have post-closing occupancy of the barn located on Parcel No. 59030-458910 from the date of Closing and extending until December 31, 2028, and then annually thereafter until the Buyer provides Seller and Anthony Gartman not less than seven (7) months advance written notice terminating Seller's post-closing occupancy of the barn. At Closing, Seller, Anthony Gartman, and Buyer will enter into a mutually acceptable post-occupancy agreement providing that Seller and Anthony Gartman shall be responsible for utilities, insurance, and maintenance of the barn.

**5. *Farmland Lease Back.*** Buyer shall allow Seller and Anthony Gartman the option to lease back any farmland included in the 78.06 acres sold to Buyer not under development by Buyer. Buyer will provide Seller and Anthony Gartman not less than a 7-month advance written notice to remove crops and vacate the leased land in the event development is to be commenced. Buyer, Seller and Anthony Gartman will negotiate lease terms in good faith once it is determined that Seller and Anthony Gartman are interested in leasing the vacant land not under development.

**6. *Removal of Property.*** Seller and Anthony Gartman, at their option and cost, shall be entitled to salvage and remove the barn or portions thereof, outbuilding, and other structures located on Parcel No. 59030-458910 during the post-closing occupancy of the Property. Seller and Anthony Gartman shall hold harmless and indemnify the Buyer against any and all claims, liabilities, judgments, causes of action, costs, loss and expense, including reasonable attorneys' fees incurred by the Buyer arising from or related to Seller's and/or Anthony Gartman's salvage and removal activities on the Property.

**7. *Environmental Evaluation Contingency.*** This Offer is contingent upon a qualified independent environmental consultant of Buyer's choice conducting an Environmental Site Assessment of the Property, at Buyer's expense, which discloses no Defects.

For the purpose of this contingency, a Defect is defined to also include a material violation of environmental laws, a material contingent liability affecting the Property arising under any environmental laws, the presence of an underground storage tank(s) or material levels of hazards substances either on the Property or presenting a significant risk of contaminating the Property due to future migration from other properties. Defects do not include conditions the nature and extent of which Buyer had actual knowledge or written notice before signing the Offer.

This contingency shall be deemed satisfied unless Buyer, within 60 days after acceptance, delivers to Seller a copy of the Environmental Site Assessment report and a written notice listing the Defect(s) identified in the Environmental Site Assessment report to which Buyer objects (Notice of Defects).

**8. *Conflicting Terms.*** In the event of any conflict between the provisions of this Addendum and the provisions of the preprinted Offer, the provisions of this Addendum shall control.

**9. *Counterparts; Signatures.*** This Offer may be executed in one or more counterparts, each of which shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument. Buyer and Seller agree that facsimile and/or electronically transmitted signatures will be binding on both parties.

**10. *Broker.*** Each party warrants that no real estate broker has been engaged by them, and that no broker's commission is due by reason of this transaction.

BUYER:

SELLER:

**CITY OF SHEBOYGAN**

By: \_\_\_\_\_  
**Ryan Sorenson, Mayor**

\_\_\_\_\_  
**Clare A. Gartman**

By: \_\_\_\_\_  
**Meredith DeBruin, City Clerk**

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**CITY OF SHEBOYGAN  
RESOLUTION 54-25-26**

**BY ALDERPERSONS MITCHELL AND PERRELLA.**

**JULY 14, 2025.**

A RESOLUTION authorizing entering into a non-binding Letter of Intent with KBC Advisors – Services, LLC regarding property located at the intersection of Stahl Road and South Taylor Drive.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute the Letter of Intent with KBC Advisors – Services, LLC, a copy of which is attached hereto and incorporated herein.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan



June 25, 2025

**CONFIDENTIAL**

City of Sheboygan

Taylor Zeinert

Director of Planning and Development City of Sheboygan\

Re: Approximately 62.35 acres located at the intersection of Stahl Road and South Taylor Drive, in the City of Sheboygan, Wisconsin.

Dear Ms. Zeinert:

This non-binding letter of intent (“**LOI**”) states the basic terms and conditions for the negotiation of a mutually acceptable Purchase and Sale Agreement (“**Agreement**”) for the property described below.

Seller: City of Sheboygan

Purchaser: KBC Advisors – Services, LLC

Property: Approximately 62.35-acres parcels-59281470998 & 59281470999, located at the intersection of Stahl Road and South Taylor Drive, in the City of Sheboygan, Sheboygan County, Wisconsin as depicted on the attached **Exhibit A**. The Property will include the land, buildings, fixtures, and improvements, service and other contracts affecting the Property which Purchaser elects to assume, personal property owned by Seller located on and exclusively used in connection with the operation of the Property and all intangibles (including names, permits, warranties, licenses, and entitlements related to the Property), and be vacant and free of all lease encumbrances.

Earnest Money: Within 5 business days following the effective date of the Agreement, Purchaser will deposit \$1 (the “**Earnest Money**”) with Chicago Title Insurance Company at 701 5<sup>th</sup> Avenue, Suite 2700, Seattle, Washington 98104 (the “**Title Company**”). The Earnest Money will be interest-bearing, refundable prior to the expiration of the Contingency Period but not thereafter unless Seller defaults (and subject to typical condemnation provisions to be defined in the Agreement) and as otherwise provided in the Agreement, and applicable to the Purchase Price at Closing.

Title Insurance: Purchaser will, at Purchaser’s expense, cause the Title Company to deliver to Purchaser a Commitment for Title Insurance, with copies of all exception documents referenced therein.

Survey: Purchaser will have prepared a current ALTA survey of the Property, the cost of which shall be borne by Purchaser. Seller will provide Purchaser with a copy of any existing ALTA survey it has.

Due Diligence Within ten (10) business days after execution of this LOI by Seller, Seller will deliver to Purchaser copies of all documents in Seller’s possession pertaining to the

## Letter of Intent

- Documents:** occupancy, development, ownership, or operation of the Property, including existing title policies and exceptions, site plans, leases, contracts, surveys, drawings, tax bills, zoning information, operating expense, environmental reports and geotechnical reports.
- Contingency Period:** Purchaser will have a 210-day period commencing on the effective date of the Agreement (the “**Contingency Period**”) to inspect all aspects of the Property and to determine in Purchaser’s sole discretion whether the Property is suitable for Purchaser’s intended use. Purchaser may extend the Contingency Period for 1 additional period(s) of 15 days each, by delivering written notice to Seller and depositing with the Title Company an extension fee of \$2,000 per extension (the “**Extension Fees**”) prior to the expiration of the Contingency Period then in effect. The Extension Fee(s) will be non-refundable to Purchaser, but applicable to the Purchase Price at Closing. At any time prior to the expiration of the Contingency Period, Purchaser may, in its sole discretion, terminate the Agreement for any reason and receive back the Earnest Money but not any Extension Fees. The Agreement will automatically terminate unless Purchaser delivers written notice to Seller that Purchaser has satisfied or waived the contingency on or prior to expiration of the Contingency Period, in which event the Earnest Money, together with interest thereon, but not any Extension Fees will be refunded to Purchaser. In such event, the Extensions Fees, with interest thereon, will be paid to Seller. However, if the Agreement is terminated due to a Seller default, the Extension Fees will be refunded to Purchaser.
- Access and Testing:** During the negotiation of the Agreement, Seller and Purchaser will execute a mutually agreeable access agreement permitting Purchaser and its agents access the Property for purposes of inspecting the Property. The access agreement will include provisions for insurance and indemnity covering the activities of Purchaser and its contractors, agents and employees.
- Closing:** The Closing will take place on or before the 30th day following the later of (a) expiration of the Contingency Period (as the same may be extended) or (b) Buyer’s receipt of all final, non-appealable governmental approvals, permits, entitlements, and consents necessary for the development of the Property. The Seller will deliver to Purchaser at Closing a Warranty Deed conveying to Purchaser fee simple title to the Property free and clear of all matters affecting title except for the permitted exceptions approved by Purchaser pursuant to the Agreement.
- Closing Conditions:** In addition to other customary closing conditions, Purchaser’s obligation to Close is conditioned upon Purchaser’s receipt of the Approvals.
- Costs:** Closing costs will be apportioned between Purchaser and Seller in a manner consistent with market convention, to be described in the Agreement. Each party will pay its own attorneys’ fees. Realty transfer taxes will be split equally between Seller and Purchaser.
- Assignment:** Purchaser may assign the Agreement to an affiliate of Purchaser or a developer or capital partner under contract to develop the Property on behalf of Purchaser

## Letter of Intent

without Seller's consent. Purchaser shall be responsible for any transfer taxes due as a result of any assignment.

**Brokerage Commission:** Seller will pay to KBC Advisors/Cushman & Wakefield (Boerke) ("Broker") at Closing a single brokerage commission pursuant to a separate agreement to be negotiated between Seller and the Broker within 30 days of the date of this LOI.

**Exclusivity:** For a period of 30 days following the date of this LOI and during the term of the Agreement (if executed), Seller will not negotiate, or enter into, any agreement pertaining to the sale, exchange, lease or transfer of all or any portion of the Property to any person or entity other than Purchaser, and will not enter into or extend any service or other agreements relating to the Property that cannot be terminated at Closing.

**Confidentiality:** Seller and Purchaser each agree to abide by the separately executed Nondisclosure Agreement.

**Authority:** Seller has all requisite power and authority to enter into this LOI and perform its obligations pursuant to the Agreement (if executed). No consent, approval, order or authorization of any third party on the part of Seller is required in connection with this LOI.

**Limiting Conditions:** This LOI is intended to support negotiation of a mutually satisfactory Agreement. Except for the party's obligations for Exclusivity and Confidentiality stated above, this LOI is not legally binding upon the parties, and no liability or obligation of any kind is intended to be created in this LOI. The Agreement (or any other agreements between the parties) will not be binding and in effect unless duly executed and delivered by both Purchaser and Seller (in their respective sole discretion). Neither party nor the Brokers will have any liability for any expenses the other party incurs in anticipation of the Agreement or in replying to this LOI.

The offer represented by this LOI will expire if not accepted on or before one week after the date of this letter.

If this LOI meets with your approval, please indicate Seller's acceptance of the same by signing below, and return one executed copy to us.

Letter of Intent

If you have any questions, please feel free to contact me. Thank you for your consideration.

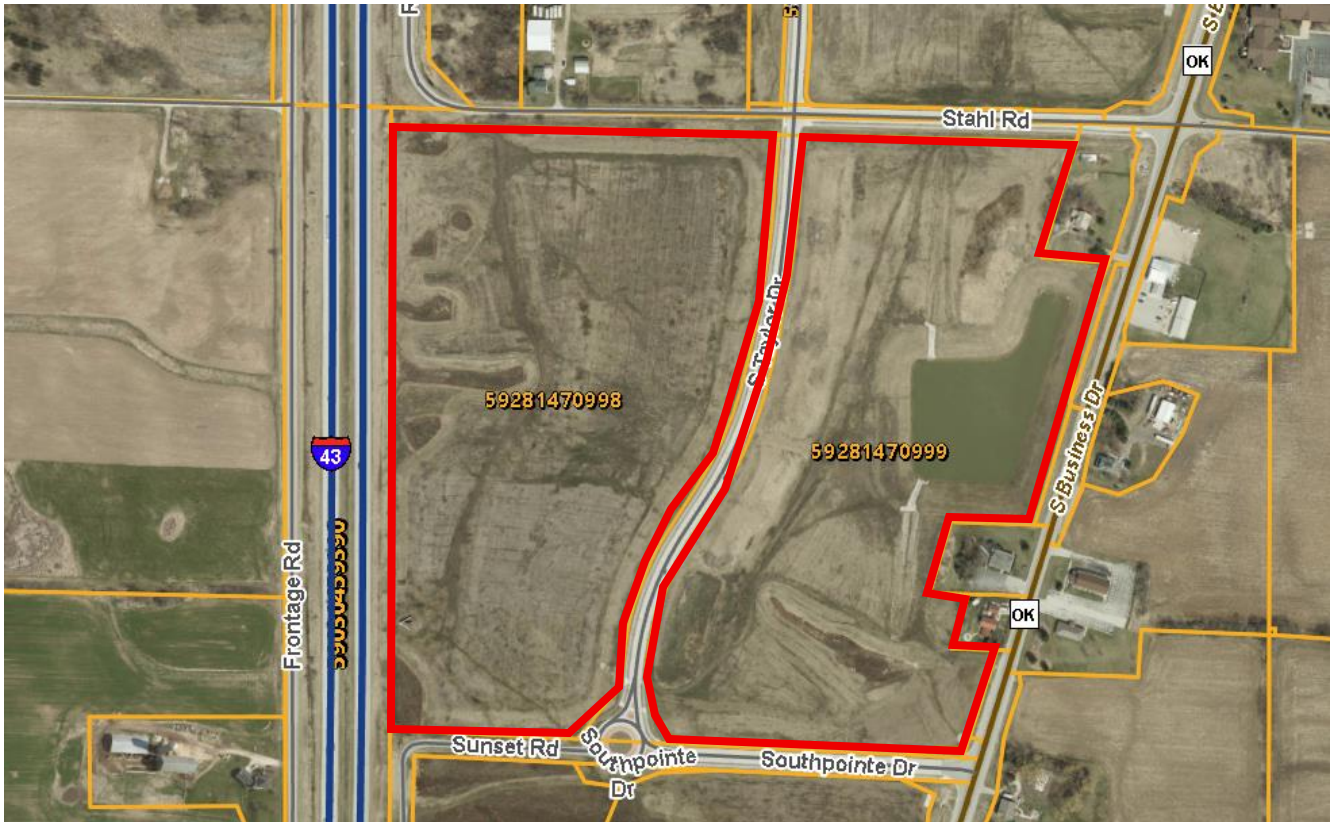
KBC Advisors

AGREED AND ACCEPTED:

Seller: City of Sheboygan

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Exhibit A



**CITY OF SHEBOYGAN  
RESOLUTION 55-25-26**

**BY ALDERPERSONS MITCHELL AND PERRELLA.**

**JULY 14, 2025.**

A RESOLUTION authorizing retaining outside legal counsel to represent the City in the matter of the Estate of Gertrude M. Florian.

WHEREAS, the City is owed money from the Estate of Gertrude Florian relating to unpaid building code enforcement citations; and

WHEREAS, the City desires to seek payment of these expenses and compliance with the ongoing building code enforcement matters; and

WHEREAS, the Estate of Gertrude Florian has not remedied the situation for approximately 12 years; and

WHEREAS, the Deputy City Attorney has located an attorney experienced and able to assist the City with seeking relief in this matter.

NOW, THEREFORE, BE IT RESOLVED: That Attorney David Van de Water is appointed as outside counsel to represent the City in Sheboygan County Circuit Case No. 2025PR0028, *In the Estate of Gertrude M. Florian.*

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

---

Presiding Officer

Attest

---

Ryan Sorenson, Mayor, City of  
Sheboygan

---

Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
RESOLUTION 57-25-26**

**BY ALDERPERSONS MITCHELL AND PERRELLA.**

**JULY 14, 2025.**

A RESOLUTION authorizing entering into a Tax Incremental District Development Agreement with Waterside Hospitality LLC for the development of the property located at North 8<sup>th</sup> Street and Ontario Avenue.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute the Tax Incremental District Development Agreement between Waterside Hospitality LLC and the City of Sheboygan, a copy of which is attached hereto and incorporated herein.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan



## **TAX INCREMENTAL DISTRICT DEVELOPMENT AGREEMENT**

THIS TAX INCREMENTAL DISTRICT DEVELOPMENT AGREEMENT (the “**Agreement**”) is entered into as of July 22, 2025 (the “**Effective Date**”) by and among the CITY OF SHEBOYGAN (the “**City**”), a Wisconsin municipal corporation, and WATERSIDE HOSPITALITY LLC, a Wisconsin limited liability company (“**Developer**”).

### **RECITALS**

A. The City created Tax Incremental District No. 21 (“**District**”) as a rehabilitation tax increment district under the City’s proposed project plan (the “**Project Plan**”) in order to finance various project costs within the District subject to approvals by the City’s Common Council and the Joint Review Board for the District pursuant to Wis. Stat. § 66.1105 (the “**TI Act**”).

B. The City owns three (3) parcels of land in Sheboygan, Wisconsin identified as Tax Parcel Nos. 59281106160, 59281106170, and 59281106190 located within the boundaries of the District shown in Exhibit A attached hereto and incorporated herein by reference (the “**Property**”), and the City intends to convey the Property to Developer pursuant to the terms of this Agreement.

C. Developer, pursuant to the terms and conditions of this Agreement, is obligated to, among other things, construct a new Marriot Spring Garden Inn hotel on the Property consisting of 104 units, a rooftop restaurant of approximately 4,800 square feet, and a first floor distillery of approximately 5,000 square feet (the “**Project**”).

D. Developer acknowledges that but for the MRO (as defined below) provided by the City in this Agreement, Developer would not move forward with the Project.

E. The City believes it is appropriate to use tax increments from the District to provide for, among other things, the MRO for the benefit of the District to facilitate development and redevelopment within the District.

F. The City further believes that the Project, as described in this Agreement, is in the best interests of the City and its residents and is reasonably consistent with the public purposes and the development expectations of the City, including, but not limited to, expanding housing, tax base and employment opportunities within the City.

NOW, THEREFORE, the City and Developer, in consideration of the terms and conditions contained in this Agreement and for other good and valuable consideration, the receipt of which is hereby acknowledged, each agrees as follows:

## AGREEMENT

### ARTICLE I – REQUIRED INFORMATION; DISTRICT CREATION; TERMINATION

**1.1 Required Information.** The City shall have no obligations under this Agreement, and shall have the right to terminate this Agreement in accordance with the provisions of Section 1.3 below, if the Required Information (as defined below) has not been timely provided by the Developer to the City in form and substance reasonably acceptable to the City. On or before February 1, 2026, Developer shall provide to the City the following required information related to the Project (collectively, the “**Required Information**”) and such other documentation as the City may request, both in form and in substance acceptable to the City:

(a) A commitment for an owner’s policy of title insurance issued by a title insurance company licensed to do business in Wisconsin identifying Developer as the proposed insured/owner of the Property (the “**Property Commitment**”) and containing copies of all easements, restrictions, encumbrances, leases or other documents of record affecting the Property (collectively, “**Property Exceptions**”). None of the Property Exceptions shall interfere with the proposed development of the Project.

(b) A schedule for the construction of Developer Improvements (as defined below) and identifying the following for the Project:

(i) Intended commencement and completion date,

(ii) Reasonably estimated costs associated with the construction, and

(iii) Reasonably estimated value, upon completion, of the intended improvements to be constructed on the Property.

(c) An estimated cost breakdown and construction budget summary listing the intended cost of each improvement and construction expense for the Project, including, without limitation, all hard costs and soft costs, and the cost breakdown and budget shall be certified in writing by Developer and Developer’s general contractor.

(d) Documentation confirming that Developer has complied with all necessary federal, state, county, and municipal laws, ordinances, rules, regulations, directives, orders, and requirements necessary to obtain the governmental approvals relating to the Project. Developer shall also provide copies of all approvals by all applicable government bodies and agencies (including, without limitation, municipal or state issued building permits for the Project).

(e) A copy of the final construction plans and complete specifications for the intended construction related to the Project that are consistent with the provisions of this Agreement (the “**Final Plans**”). The Final Plans must be certified as final and complete and be signed by Developer, the consulting engineer, architect and the general contractor (as applicable) and approved by the City in writing.

(f) All documents authorizing the construction and financing of the Project and directing the appropriate officer of Developer to execute and deliver this Agreement and all other agreements, documents and contracts required to be executed by it in connection with the transactions which are the subject of this Agreement (including, without limitation, authorizing resolutions of Developer).

On or before the Effective Date, Developer shall provide the City with all documents authorizing the appropriate officer of Developer to execute and deliver this Agreement (including, without limitation, authorizing resolutions of Developer).

**1.2 Creation of the District.** Subsequent to the Effective Date, the City shall make good faith efforts to create the District by initiating and reasonably pursuing the statutory process for the creation of a tax incremental district pursuant to the TI Act.

**1.3 Termination Rights.** If the City does not receive the approval of the District and the Project Plan by the City Council and the Joint Review Board, as required by Sections 66.1105(4) and 66.1105(4m) of the TI Act, the City shall have the right to terminate this Agreement and shall have no obligation to perform any act under this Agreement (including, without limitation, issuing the MRO). If Developer fails to fully and timely provide the Required Information, as determined in the sole discretion of the City, the Developer shall be in Default under this Agreement. If Developer does not provide such Required Information within thirty (30) calendar days after the City provides Developer written notice of such Default(s), the City shall have the right to terminate this Agreement and shall have no obligation to perform any act under this Agreement (including, without limitation, issuing the MRO).

## ARTICLE II – CONVEYANCE OF THE PROPERTY

**2.1 Property to be Conveyed.** Subject to the terms and conditions set forth in this Agreement (including, without limitation, ARTICLE I above), the City agrees to demolish the existing facilities on the Property and then convey the Property to Developer as set forth in this Agreement.

**2.2 General Terms and Conditions.** The conveyance that transfers the Property to Developer shall be subject to the following terms and conditions:

(a) The Property shall be conveyed by special warranty deed in the form and substance attached hereto as Exhibit B (the “**Special Warranty Deed**”) with good and marketable title, free and clear of all liens, security interests, mortgages or encumbrances of any kind, except for municipal and zoning ordinances and agreements entered into under them, recorded easements, recorded building and use restrictions and covenants, the property tax exemption restriction and transfer restriction set forth in this Agreement (see Sections 2.4, 7.2 and 7.3 below) and the permitted encumbrances on the Property as set forth on Exhibit C attached hereto (collectively, the “**Permitted Encumbrances**”);

(b) Title to the Property shall be insured by a policy of title insurance, or a binding commitment for such a title policy, that covers all of the Property and will be effective as of the Closing Date (as hereinafter defined) and insure the quality of title of

the subject property as provided in Section 2.2(a) above but subject to standard title insurance exceptions;

(c) Developer shall be responsible for paying all costs related to evidence of title in the form of a commitment for an owner's policy of title insurance with a gap endorsement, on a current ALTA form issued by a title insurer selected by the City. Further, Developer shall be responsible for obtaining any additional endorsements and paying for all premiums and costs associated with the owner's policy (and lender's policy, as applicable) of title insurance covering the property being acquired in such amounts as may be determined by Developer. Each party hereto shall promptly execute and deliver to the other such other documents, certifications and confirmations as may be reasonably required and designated by the title insurer to issue the policies of title insurance described above;

(d) The taxes, assessments and utilities, if any, will be prorated on the Closing Date;

(e) The closing for the conveyance of the Property shall be on: (1) the thirtieth (30<sup>th</sup>) calendar day following the City's receipt of the Commencement Notice (as defined below); or (2) another date agreed to by the parties in writing (the "**Closing Date**"), provided, in all respects, that there is no Event of Default existing under this Agreement; and

(f) If the City conveys the Property to Developer, all or such portion of the Property (as applicable) is being conveyed "AS-IS, WHERE-IS" and "WITH ALL FAULTS," and the City is making no representations or warranties, express or implied, with respect to the condition of the Property or any improvements thereon. Developer agrees that Developer is relying exclusively upon Developer's own inspection of the Property being conveyed and all improvements thereon. **DEVELOPER HEREBY WAIVES ANY AND ALL CLAIMS AGAINST THE CITY, THE CITY'S OFFICERS, OFFICIALS, MANAGERS, EMPLOYEES, ATTORNEYS, AGENTS AND REPRESENTATIVES, INCLUDING, WITHOUT LIMITATION, CLAIMS BASED IN TORT (INCLUDING, BUT NOT LIMITED TO, NEGLIGENCE, STRICT LIABILITY AND STRICT RESPONSIBILITY), IN CONTRACT, IN WARRANTY, IN EQUITY OR UNDER ANY STATUTE, LAW OR REGULATION ARISING DIRECTLY OR INDIRECTLY OUT OF ANY CONDITION OF THE PROPERTY OR IMPROVEMENTS THEREON, EXCEPT TO THE EXTENT SUCH CLAIMS ARISE SOLELY OUT OF THE FRAUD OR INTENTIONAL MISCONDUCT OF THE CITY.**

**2.3 Consideration.** At the time of the closing of the conveyance of the Property by the City to Developer, Developer shall pay to the City a purchase price for the Property in the amount of one dollar (\$1.00).

**2.4 Property Tax Exemption Restriction.** The Special Warranty Deed shall include a covenant affecting the Property conveyed to Developer (and running with the land) that prohibits all current and future owners or users of (including any other party with an interest – whether

ownership, leasehold or otherwise – in) the Property from using or permitting the use of all or any portion of the Property in any manner which would render the Property exempt from property taxation.

**2.5 Subsequent Conveyance by Developer.** For the avoidance of any doubt, Developer may convey all or any portion of the Property to any third party, subject to the provisions in Sections 2.4 above and 7.2 below. Notwithstanding the preceding sentence or the conveyance of the Property to a third party or third parties, Developer at all times shall remain fully responsible for all obligations of Developer under this Agreement (including, without limitation all guaranty obligations) and the previous sentence in no way modifies any representations, warranties, covenants or agreements of Developer under this Agreement (including, without limitation, the representations, warranties, covenants or agreements set forth in Sections 7.2 or ARTICLE IX below).

### **ARTICLE III – COMMENCEMENT NOTICE AND DEVELOPER IMPROVEMENTS**

**3.1 Commencement Notice.** Developer shall provide a written notice to the City of Developer’s intention to commence the Project on or before March 1, 2026 (the “**Commencement Notice**”). To be effective, the Commencement Notice shall be accompanied by, or Developer shall have previously delivered to the City, all of the Required Information. If Developer does not timely provide the Commencement Notice and all of the Required Information to the City, Developer will be deemed to not be ready to develop the Project and be in Default under this Agreement. If Developer does not cure all outstanding Default(s) within thirty (30) calendar days after the City provides Developer written notice of such Default(s), the City shall have no obligation to perform any obligation of the City under this Agreement (including, without limitation, issuing the MRO) and the City may terminate this Agreement.

**3.2 Developer Improvements.** Developer shall undertake, at Developer’s own expense, the following improvements, obligations and work on the Property consistent with the Final Plans and all applicable laws, regulations and ordinances (collectively, the “**Developer Improvements**”):

(a) Developer shall construct and timely complete the Project. Developer shall commence construction of the Project (installing footings for the building as depicted in the site plan attached as Exhibit D) on or before March 31, 2026. Upon such commencement, Developer shall proceed to the fully-satisfy and complete all of the improvements, obligations and work set forth in this Section 3.2 with due diligence and without unreasonable delay or interruption (with the exception of force majeure events, if any, as defined in Section 17.10 below). On or before September 30, 2027 (the “**Completion Date**”), the Project shall be completed and available for occupancy.

(b) Developer shall promptly pay for all applicable City impact fees and charges related to the Project.

(c) Developer shall be responsible for all landscaping on the Property, including, without limitation, trees, shrubs, seeding or sod related to the Project.

(d) Developer shall install, or have installed, all electric, gas, fiber-optic, telephone and cable services and all improvements for the use and operation of the Project.

(e) Developer shall install, or have installed, all sanitary sewer and water laterals on the Property, as well as connections of such laterals to new or existing sewer and water mains.

(f) Developer shall install, or have installed, all storm water drainage systems and facilities on the Property, including drain tiles, pipes, detention ponds and retention ponds, consistent with all applicable laws, regulations and specifications for such systems and facilities.

(g) Developer shall be responsible for all erosion control measures related to Project and the construction of all improvements on the Property.

(h) Developer shall be responsible for all costs related to the work to be performed by Developer under this Agreement, including, but not limited to, all applicable engineering, inspections, materials, labor, permit, impact, license and any and all other fees.

The obligations on Developer under this Agreement shall be deemed covenants running with the land and shall be applicable to Developer's successors and assigns and all other persons or entities acquiring any interest in the Property during the term of the District.

**3.3 Progress and Quality of Work.** Upon commencement of the Developer Improvements, Developer shall proceed to the full completion of the Developer Improvements with due diligence and without delay or interruption with the exception of force majeure events, if any, as defined in Section 17.10 below. Subject to the foregoing, completion of the Project shall occur on or before the Completion Date. All work to be performed by or on behalf of Developer related to the Project shall be performed in a good and workmanlike manner, consistent with the prevailing industry standards for such work in the area of the City

**3.4 Compliance Obligations.** All of the Developer Improvements shall be completed in accordance with all applicable laws, regulations, ordinances and building and zoning codes and Developer shall, at Developer's cost, obtain and maintain all necessary permits and licenses for the Developer Improvements.

**3.5 Indemnification and Insurance Required of Private Contractors.** Developer hereby expressly agrees to indemnify and hold the City harmless from and against all claims, costs and liability related to any damage to the Property or injury or death to persons caused by Developer's performance of the Developer Improvements or any other work required of Developer under this Agreement, unless the cause is due to the willful misconduct by the City.

**3.6 Compliance with Law.** Developer shall comply with all applicable laws, ordinances, and regulations in effect at the time of final approval when fulfilling its obligations under this Agreement. When necessary to protect the public health, safety or welfare, Developer

shall be subject to any applicable laws, ordinances and regulations that become effective after approval.

**3.7 Payment of Taxes.** Developer shall timely pay and discharge all taxes, assessments and other governmental charges upon the Property when due.

**3.8 Time is of the Essence.** Time is of the essence with reference to Developer's obligation to commence and complete the Developer Improvements. Developer acknowledges that the timely performance of its respective work under this Agreement is critical to the collection of the tax increment upon which the parties are relying for the performance of their respective obligations under this Agreement.

**3.9 Reconstruction.** Until the District is closed, in the event of any casualty, loss or damage to the improvements on the Property owned by Developer (or by any entity affiliated with Developer in any way or with a common owner/owners or member/members as Developer or any entity affiliated with Developer in any way), Developer shall proceed with the repair and replacement of such improvements on such Property affected by such a loss or damage and restore such improvements to at least the condition and quality that such improvements were in, and with an equalized value at least equal to the equalized value, immediately prior to the casualty, loss or damage (each an "**Uncured Casualty Loss**"). Subject to force majeure delays, in no event shall Developer take longer than one hundred eighty (180) calendar days after the date of a loss or damage to restore the affected improvements. If Developer fails to timely comply with all of the requirements in this Section 3.9, Developer shall be in Default under this Agreement and the City shall be entitled to the remedies set forth in this Agreement and available in equity or applicable law.

#### ARTICLE IV– DEVELOPER GUARANTY AND OBLIGATIONS

**4.1 Guaranteed Value.** The parties anticipate that, upon completion, the currently contemplated land and improvements related to the Project will have an equalized value for purposes of real property assessment ("**Equalized Value**") of not less than Fourteen Million Dollars (\$14,000,000; the "**Guaranteed Value**") by December 31, 2027. As a condition to entering into this Agreement, the City requires that Developer guaranty a minimum Equalized Value for the land and improvements related to the Project. By executing this Agreement, Developer and Roland Lokre (the "**Guarantor**") each hereby jointly and severally guaranties that, on and after December 31, 2027 (the "**Guaranteed Value Date**"), the Equalized Value of the land and improvements on the Property shall at all times during the life of the District be at least the Guaranteed Value. If the Equalized Value of the Property is less than the Guaranteed Value any time on or after the Guaranteed Value Date, the Developer shall be in Default under this Agreement.

**4.2 Failure to Construct.** If Developer provides a Commencement Notice as required by Section 3.1 but does not timely complete construction of the Project as herein provided, then Developer and Guarantor shall pay to the City all sums incurred by the City with regard to the preparation and drafting of this Agreement and all other sums not recoverable from Tax Increments (as defined below), and be obligated to reconvey any and all portions of the Property owned by Developer (or by any entity affiliated with Developer in any way or with a common owner/owners

or member/members as Developer or any entity affiliated with Developer in any way) at such time as follows:

- (a) by Special Warranty Deed;
- (b) insured by a policy of title insurance, or a binding commitment for such a title policy, with a gap endorsement, all of which are at the expense of Developer, that will be in the same insurance amounts obtained by Developer in the policy provided under Section 2.2(c) above, effective as of the reconveyance date and insure the quality of title of the Property free and clear of all liens, security interests, mortgages and encumbrances, except for Permitted Encumbrances;
- (c) subject to the proration of taxes, utilities and any and all other assessments applicable to the Property being re-conveyed to the City; and
- (d) at the time of the closing of the reconveyance of the Property by Developer to the City, the City shall pay to Developer a purchase price for the Property in the amount of one dollar (\$1.00).

All repayments and reconveyances shall be completed within thirty (30) calendar days after Developer's non-performance or Default under this Agreement.

**4.3 Guaranty Obligations.** If on or any time after the Guaranteed Value Date, whether as a result of an Uncured Casualty Loss or otherwise, the Equalized Value of the Property is less than the Guaranteed Value (each a "**Shortfall Event**"), then Developer and the Guarantor shall jointly and severally owe the City an amount equal to the difference between (a) the Tax Increment the City otherwise would have received on the Property if the Property's Equalized Value equaled the Guaranteed Value, and (b) the Tax Increment received by the City in the year a Shortfall Event occurs (such difference between (a) and (b) being referred to herein as the "**Tax Increment Shortfall**"). If a Tax Increment Shortfall is owed to the City, then unless and until the Equalized Value of the Property increases to at least the Guaranteed Value, for each January 1 following a Shortfall Event, that the Equalized Value of the Property is less than the Guaranteed Value, Developer and the Guarantor, shall pay to the City an amount equal to the Tax Increment Shortfall for such calendar year. If and when the Equalized Value of the Property as of any January 1 is equal to or greater than the Guaranteed Value: (i) the Default related to non-compliance with the Guaranteed Value requirement shall be deemed cured, (ii) no further January 1 assessment valuations shall occur or be required, and (iii) no Tax Increment Shortfall payment obligation shall be incurred for such year or any year thereafter, unless a new Shortfall Event occurs. If a Tax Increment Shortfall continues through the closing of the District, no further Equalized Value assessment calculations shall occur and no further Tax Increment Shortfall payment obligations of Developer or the Guarantor shall arise after the District is closed. Developer agrees that it shall not, and hereby waives any right to, during the life of the District, challenge the assessed value of the Property if it is at or below the Guaranteed Value.

**4.4 Payment of Tax Increment Shortfall.** Any Tax Increment Shortfall payment due to the City shall be deducted from any MRO payment (otherwise due Developer but for the Default) from the City during the year in which the Tax Increment Shortfall payment obligation arises. If the Tax Increment Shortfall payment exceeds the amount of such MRO



payment, Developer and Guarantor shall pay to the City an amount equal to the difference between such MRO payment and the Tax Increment Shortfall. If there is no MRO payment due Developer for such year, Developer shall pay to the City the full amount of the Tax Increment Shortfall for such year. Any Tax Increment Shortfall payment due to the City from Developer pursuant to this ARTICLE IV shall be made within ten (10) days of written request for payment by the City.

## ARTICLE V – ACCESS, INSPECTIONS AND CONTRACTORS

**5.1 Access and Inspections.** Developer hereby grants to the City, its agents, employees, officials, representatives, contractors and consultants the right to enter upon the Property at all reasonable times (upon reasonable advance notice to Developer) for the City to inspect the Property and the Project.

**5.2 Inspections for City's Benefit Only.** Each inspection conducted by the City or the City's agents shall be deemed to have been for the City's own benefit and shall in no way be construed to be for the benefit of or on behalf of Developer. Developer shall not (and hereby each waives any right to) rely in any way upon such inspections, appraisals or determinations of the City.

**5.3 Contractors and Consulting Engineers.** At any time, the City shall have the right to retain consulting engineers and architects to perform services for the City (which shall be at the City's expense, unless the City must perform inspections as a result of Developer's failure to meet the Final Plans then such expenses will be at Developer's expense) including, without limitation:

- (a) to make periodic inspections with reasonable advance notice to Developer for the purpose of assuring that construction is in accordance with the Final Plans and the requirements of this Agreement;
- (b) to advise the City of the anticipated cost of, and a time for, the completion of construction work; and
- (c) to review and advise the City of any proposed changes in the construction of the Project.

The City's selection of, and reliance upon, the consulting engineers and architects shall not give rise to any liability on the part of the City for the acts or omissions of the consulting engineers or architects or their employees or agents.

Contractors selected for the Project shall be qualified in the City to perform the work, shall be licensed to do business in the State of Wisconsin, shall have experience in providing the type of work and materials required of Developer Improvements, and shall have a good reputation for diligent performance of their obligations under their respective contracts.

## ARTICLE VI – MUNICIPAL REVENUE OBLIGATION

**6.1 Municipal Revenue Obligation.** Pursuant to the terms of this Agreement, the City agrees to issue to Developer, within ninety (90) calendar days after the City's receipt of the Commencement Notice, a non-interest-bearing municipal revenue obligation (the "MRO"). The

amount paid under the MRO shall equal the lesser of: (a) Two Million Eight Hundred Thousand Dollars (\$2,800,000.00), and (b) the sum of all payments made by the City on the MRO during the life of the District but in no event after the Final Payment Date (as defined below).

Except as otherwise provided herein, payments on the MRO will equal the Available Tax Increment in each year appropriated by the City's Common Council until and including the earlier of the date this Agreement is terminated, the date the District is terminated, the Final Payment Date and the date the MRO is paid in full. "**Available Tax Increment**" means an amount equal to seventy-five percent (75%) of the difference between the Tax Increment actually received by the City and appropriated by the City's Common Council in each year less the following (collectively, the "**Priority Project Costs**"): (i) all debt service payments incurred or to be incurred by the City in a given year for work performed or to be performed with regard to the Project or the Property; (ii) the amount of the City's administrative expenses, including, but not limited to, reasonable charges for the time spent by City employees in connection with the negotiation and implementation of this Agreement, (iii) professional service costs, including, but not limited to, those costs incurred by the City for outside architectural, planning, engineering, inspections, financial consulting and legal advice (including, without limitation, attorneys' costs and fees) and services related to the negotiation and implementation of this Agreement, and (iv) other eligible project costs previously incurred by the City in preparation for this Project or to be incurred by the City under the Project Plan, including, without limitation, site preparation and costs, demolition costs and expenses related to the Property or the Project provided such eligible project costs are not financed by the debt service referenced in (i) above. Any Priority Project Cost not paid due to insufficient Tax Increment shall be carried forward and paid from Tax Increment in the next year, or if necessary, following years until fully paid. "**Tax Increment**" shall have the meaning given under Wis. Stat. § 66.1105(2)(i) but shall be limited to the Tax Increment attributable to the Project, the land and improvements on the Property.

Provided that Developer is not in Default under this Agreement, the City shall, subject to annual appropriation of such payment by the City's Common Council, pay the Available Tax Increment, if any, to the holder of the MRO in one annual payment, on or before October 31<sup>st</sup> of each year commencing on October 31, 2028, and continuing to (and including) the earlier of the date the MRO is paid in full or October 31, 2050 (each, a "**Payment Date**"). Notwithstanding the previous sentence, in the event that Developer is in Default on a Payment Date, payment by the City may be suspended until all outstanding Defaults are cured.

To the extent that on any Payment Date the City is unable to make all or part of a payment of principal due on the MRO from such Available Tax Increment due to an absence of adequate Available Tax Increment, non-appropriation by the City's Common Council or otherwise, such failure shall not constitute a default by the City under the MRO. The amount of any such deficiency shall be deferred without interest. The deferred principal shall be due on the next Payment Date on which the City has the ability to payout Available Tax Increment. The term of the MRO and the City's obligation to make payments hereunder shall not extend beyond the earlier of October 31, 2050 (the "**Final Payment Date**") or the date the MRO is paid in full. If the MRO has not been paid in full by the Final Payment Date, then the City shall have no obligation to make further payments on the MRO. Upon the earlier of the date the MRO is paid in full and the Final Payment Date, the MRO shall terminate and the City's obligation to make any payments under the

MRO shall be fully discharged, and the City shall have no obligation and incur no liability to make any payments hereunder or under the MRO, after such date.

The MRO shall not be payable from or constitute a charge upon any funds of the City, and the City shall not be subject to any liability thereon or be deemed to have obligated itself to pay thereon from any funds except the Available Tax Increment which has been appropriated for that purpose, and then only to the extent and in the manner herein specified. The MRO is a special, limited revenue obligation of the City and shall not constitute a general obligation of the City. The City will use good faith efforts to annually appropriate the Available Tax Increment for the MRO, until the earlier of the Final Payment Date, the termination of this Agreement or the MRO, or the payment in full of the MRO as provided herein. If Available Tax Increment is received by the City earlier than the first Payment Date, the applicable portion of such increment shall be retained by the City and applied to the first payment subject to appropriation by the City Common Council. Developer shall not have the right to assign the MRO except as set forth therein. Interests in the MRO may not be split, divided or apportioned.

**6.2 MRO Form.** The MRO shall be substantially in the form attached to this Agreement as Exhibit E (which is incorporated herein by reference) and shall be payable in accordance with the terms and conditions set forth in this Agreement and such MRO. In the event of a conflict between the terms of this Agreement and the terms of the MRO, the terms in this Agreement shall prevail. The principal payments shall be payable solely from the Available Tax Increment appropriated by the City. On or about each Payment Date under the MRO, the City shall provide to Developer an accounting identifying the Available Tax Increment, the amount of the payment being made on such Payment Date, and, if applicable, the remaining principal balance due on the MRO after the application of such payment.

**6.3 Issuance of MRO and Payment Limitation.** Provided that Developer is not in Default under this Agreement beyond the applicable cure period (if any), the City will deliver the MRO to Developer within ninety (90) calendar days after the City's receipt of the Commencement Notice. Notwithstanding the previous sentence, in the event that Developer is in Default prior to the City's issuance of the MRO, the City shall not be required to deliver the MRO to Developer until a reasonable time after, but in no event less than thirty (30) calendar days after, all such Defaults are cured, provided each Default is cured within the applicable cure period for such Default. If the City does not timely provide the MRO to Developer, the Developer shall make a written request to the City to deliver the executed MRO within thirty (30) calendar days after the date of such written request by the Developer. The total amount of principal to be paid under the MRO shall in no event exceed the lesser of:

- (a) Two Million Eight Hundred Thousand Dollars (\$2,800,000.00); and
- (b) The sum of all payments made by the City on the MRO during the life of the District but in no event after the Final Payment Date.

The City's obligation to make payments on the MRO is conditioned on the requirement that Developer is not in Default under this Agreement. For the avoidance of any doubt, upon the occurrence of a Default, the City may suspend all payments until the Default is cured and, upon

the expiration of all applicable cure periods for such Default, the City may exercise any and all available remedies.

**6.4 Payment of Priority Project Costs and Repayment Schedule.** From the Tax Increment received by the City each year, the City shall first pay the outstanding Priority Project Costs. The estimated repayment schedule of the MRO shall be set forth in Schedule 1 to the MRO. The City reserves the right to modify the MRO repayment schedule based upon market conditions, applicable Priority Project Costs and the actual and projected Available Tax Increment generated from the Project. The Available Tax Increment held by the City each year shall be applied to the payment of principal due on the MRO in accordance with the payment schedules set forth in such MRO until a maximum payout has been made (which equals the Available Tax Increment for a given year), subject to appropriation by the City Common Council.

## **ARTICLE VII – ZONING, LAND USE AND RESTRICTIVE COVENANT**

**7.1 Zoning Compliance.** The Project shall be in compliance with the applicable zoning ordinance and land use guidelines applicable to the Property and shall be subject to the payment of any applicable impact fees in the amounts applicable at the time each required permit is issued, unless otherwise provided herein. Nothing in this Agreement shall obligate the City to grant variances, re-zoning, exceptions or conditional use permits related to the Project.

**7.2 Tax Status/Restrictive Covenant.** Without the prior written consent of the City (which may be withheld for any reason), Developer shall not use or permit the use of the Property in any manner which would render the Property exempt from property taxation. Further, during the life of the District, Developer will not challenge or contest any assessment on the Property by the City, including, but not limited to, filing any objection under Wis. Stat. Section 70.47, Wis. Stat. Section 74.37, or any Department of Revenue related assessment proceeding with regard to an assessed value of the Property that is at or below the Guaranteed Value. Prior to the conveyance of all or any portion of the Property, Developer agrees to record on the Property with the Sheboygan County Register of Deeds a deed restriction or restrictive covenant evidencing the restrictions on the Property set forth in this Section 7.2. The foregoing deed restrictions or restrictive covenants shall permit, but shall not obligate, the City to enforce such deed restrictions or restrictive covenants and shall be in form and in substance acceptable to the City. Developer shall not have a continuing obligation for compliance with this provision as to any portion of the Property in which Developer no longer maintains any interest (whether as owner, tenant, occupant or otherwise) provided that Developer has timely recorded the deed restriction or restrictive covenant as approved by the City.

**7.3 Land Dedications, Transfers and Easements for the Project.** Developer agrees to make such land dedications and to grant such temporary or permanent easements as are required by the City for the construction and maintenance of the Project. All documentation for such dedications or easements shall be in form and substance acceptable to the City and Developer. Developer agrees to cooperate with the City if the City desires to prepare certified survey maps or other documentation as deemed appropriate by the City to facilitate the implementation and documentation of such dedications and easements and to adjust the lot lines of the Property in a manner reasonably acceptable to the City and Developer.

## ARTICLE VIII – ASSIGNMENTS AND CHANGES OF CONTROL

**8.1 Assignments and Change of Control.** This Agreement and the MRO shall not be assignable by Developer without the prior written consent of the City (which may be withheld by the City for any reason). The ownership or control of Developer shall not be transferred to any person or entity without the prior written consent of the City (which may be withheld by the City for any reason). The prohibition on the transfer of ownership or control shall not be applicable in the event of the death of a member and the interest being transferred is the deceased member's interest. The term "ownership or control" shall mean twenty percent (20%) or more of the Ownership Interests in Developer. For the purposes of this Agreement, "**Ownership Interests**" shall mean the members' rights to share in distributions and other economic benefits of Developer, the members' rights to participate in decision making, or both. The current members of Developer are identified on Exhibit F attached hereto and incorporated herein by reference.

In the event this Agreement is assigned by Developer, such assignee shall execute all documents required by the City to confirm that such assignee is bound by the terms of this Agreement and agrees to perform all of Developer's obligations set forth in this Agreement. Further, in the event this Agreement is assigned by Developer, Developer agrees to remain jointly and severally liable for all obligations of the Developer (whether to be completed by itself or its assign) under this Agreement.

Notwithstanding any provision herein to the contrary, this Agreement and the MRO may be collaterally assigned to a mortgage lender financing the development and completion of the Project.

## ARTICLE IX – DEVELOPER REPRESENTATIONS, WARRANTIES AND COVENANTS

**9.1 Developer Representations, Warranties and Covenants.** Developer represents, warrants and covenants that:

(a) Developer is a limited liability company duly formed and validly existing in the State of Wisconsin, has the power and all necessary licenses, permits and franchises to own its assets and properties and to carry on its business, and is in good standing in the State of Wisconsin and all other jurisdictions in which failure to do so would have a material adverse effect on its business or financial condition;

(b) Developer has full authority to execute and perform this Agreement and has obtained all necessary authorizations (whether by official board resolution or action, unanimous written consent in lieu of a meeting or otherwise) to enter into, execute, perform and deliver this Agreement;

(c) the execution, delivery, and performance of Developer's respective obligations pursuant to this Agreement will not violate or conflict with (i) Developer's articles of organization, operating agreement or any indenture, instrument or agreement by which it is bound, (ii) any other agreement to which Developer is a party, or (iii) any law applicable to Developer or the Project;

(d) this Agreement constitutes (and any instrument or agreement that Developer is required to give under this Agreement when delivered will constitute) legal, valid, and binding obligations of Developer enforceable against Developer in accordance with their respective terms;

(e) Developer will expeditiously complete the development and construction of Developer Improvements and the Project in a good and workmanlike manner and in accordance with all acceptable statutes, ordinances and regulations, any restrictions of record and the Final Plans provided to the City regarding the Project;

(f) Developer will not make or consent to any material modifications to the Final Plans without the prior written consent of the City;

(g) Developer will discharge all claims for labor performed and materials, equipment, and services furnished in connection with the construction of Developer Improvements and the Project; nothing contained in this Agreement shall require Developer to pay any claims for labor, services or materials which it, in good faith, disputes and is currently and diligently contesting, provided, however, that Developer shall, within ten (10) calendar days after the filing (or the assertion) of any claim of lien that is disputed or contested by Developer, obtain and record (if required by the City) a surety bond sufficient to release said claim or lien or provide the City with other such assurances that the City may require;

(h) Developer will take all steps to forestall claims of lien against the Property (any part thereof or right or interest appurtenant thereto) or any personal property and fixtures located or used in connection with the Property;

(i) Developer will maintain, at all times during construction, a policy of builder's risk completed value and contractor's multiple perils and public liability, extended coverage, vandalism and malicious mischief hazard insurance covering the Property in at least the amount of the full replacement, completed value of the improvements on the Property;

(j) Developer will timely pay and discharge all taxes, assessments and other governmental charges upon the Property when due, as well as claims for labor and materials which, if unpaid, might become a lien or charge upon the Property;

(k) Developer will promptly furnish to the City, during the term of this Agreement, written notice of any litigation affecting Developer and any claims or disputes which involve a material risk of litigation against Developer;

(l) Developer shall deliver to the City revised statements of estimated costs of the construction for Developer Improvements showing changes in or variations from the original cost statement provided to the City as soon as such changes are known to Developer;

(m) Developer shall provide to the City, promptly upon the City's request, any information or evidence deemed necessary by the City related to performance of

Developer under this Agreement to enable the City to timely and accurately complete any accounting or reporting requirements applicable to the City related to the transactions under this Agreement;

(n) no litigation, claim, investigation, administrative proceeding or similar action (including those for unpaid taxes) against Developer is pending or threatened, and no other event has occurred which may materially adversely affect Developer's financial condition or properties, other than litigation, claims, or other events, if any, that have been disclosed to and acknowledged by the City in writing;

(o) there are no delinquent outstanding personal property taxes, real estate taxes, or special assessments affecting the Property; and

(p) subject to the terms of this Agreement, it shall not at any time challenge or contest any assessment on the Property by the City including, but not limited to, filing any objection under Wis. Stat. Section 70.47, Wis. Stat. Section 74.37, or any Department of Revenue related assessment proceeding with regard to an assessed value of the Property that is at or below the Guaranteed Value.

**9.2 Execution Representations and Warranties.** The person(s) signing this Agreement on behalf of Developer represent(s) and warrant(s) that he/she/they have full power and authority to execute this Agreement on behalf of Developer and to bind Developer to the terms and conditions of this Agreement.

**9.3 Cooperation.** Developer warrants that it shall exercise all reasonable diligence and expend all commercially reasonable efforts to undertake its obligations under this Agreement.

## ARTICLE X – CITY REPRESENTATIONS

**10.1 City Representations.** The City represents that:

(a) The City is a body politic of the State of Wisconsin with full power and authority to enter into this Agreement and that all statutory procedures and requirements have been followed, fulfilled and satisfied in connection with the approval of this Agreement and the authorization of all City obligations required by this Agreement;

(b) The individuals signing this Agreement on behalf of the City have full authority to do so and upon such execution by such individuals, this Agreement will constitute (and any instrument or agreement that the City is required to give under this Agreement when executed and delivered will constitute) legal, valid and binding obligations of the City enforceable against it in accordance with their respective terms; and

## ARTICLE XI– DEFAULTS

**11.1 Default.** Any one or more of the following shall constitute a “Default” under this Agreement.

(a) Developer fails to timely or fully perform, or comply with, any one or more of its obligations or any of the terms or conditions of this Agreement or any document related hereto or referenced herein that is applicable to Developer (including, without limitation, the untimely delivery of the Required Information, completion of the Developer Improvements or any default under any other agreement related to the Project).

(b) Any representation or warranty made by Developer in this Agreement, any document related hereto or referenced herein or any financial statement delivered by Developer pursuant to this Agreement shall prove to have been false or misleading in any material respect as of the time when made or given.

(c) Developer (or any permitted successor or assign of Developer) shall:

(i) become insolvent or generally not pay, or be unable to pay, or admit in writing its inability to pay, its debts as they mature,

(ii) make a general assignment for the benefit of creditors or to an agent authorized to liquidate any substantial amount of its assets,

(iii) become the subject of an “order for relief” within the meaning of the United States Bankruptcy Code, or file a petition in bankruptcy, for reorganization or to effect a plan, or other arrangement with creditors,

(iv) have a petition or application filed against it in bankruptcy or any similar proceeding, or have such a proceeding commenced against it, and such petition, application or proceeding shall remain undismissed for a period of ninety (90) calendar days or more, or such party, shall file an answer to such a petition or application, admitting the material allegations thereof,

(v) apply to a court for the appointment of a receiver or custodian for any of its assets or properties, or have a receiver or custodian appointed for any of its assets or properties, with or without consent, and such receiver shall not be discharged within sixty (60) calendar days after his appointment, or

(vi) adopt a plan of complete liquidation of its assets.

(d) The City fails to timely or fully perform, or comply with, any one or more of its obligations or any of the terms or conditions of this Agreement or any document related hereto or referenced herein that is applicable to the City.

## ARTICLE XII – REMEDIES

**12.1 Remedies.** In the event of a Default, the non-defaulting party shall provide written notice to the defaulting party of the Default (the “**Default Notice**”); however, Developer shall not



be entitled to a Default Notice or a right to cure in the event the Default occurs under Subsection 11.1(c) above.

(a) The Default Notice shall provide the defaulting party at least thirty (30) calendar days to cure a Default; however, the 30-day period shall be extended to the period of time reasonably necessary to cure the Default (in the event that such 30-day period is not sufficient time to reasonably cure such Default), if the defaulting party promptly commences activities to cure the Default in good faith and diligently pursues such activities to fully cure the Default, but, in no event, shall the period of time to cure the Default exceed ninety (90) calendar days from the date of the Default Notice, unless otherwise agreed to by the parties in writing.

(b) In the event the Default is not fully and timely cured by Developer, the City shall have all of the rights and remedies available in law or in equity, including, but not limited to, all or any of the following rights and remedies, and the exercise or implementation of any one or more of these rights and remedies shall not bar the exercise or implementation of any other rights or remedies of the City provided for under this Agreement:

(i) The City may refuse to issue any permits to Developer for the construction of Developer Improvements or any other improvements on the Property;

(ii) The City may recover from Developer all damages, costs and expenses, including, but not limited to, attorneys' fees incurred by the City related to or arising out of each Default and the drafting and negotiation of this Agreement;

(iii) The City may terminate or postpone its obligation to perform any one or more of its obligations under this Agreement, including, but not limited to, any payment obligations under the MRO; or

(iv) The City may terminate this Agreement.

(c) In the event the Default is not fully and timely cured by the City, subject to Section 17.11 below, Developer shall have all of the rights and remedies available in law or in equity, however, the City shall not be liable for any punitive or consequential damages, the MRO shall only be paid out of Available Tax Increment and Developer may not perform any acts required to be performed by the City under applicable law.

### ARTICLE XIII – SUCCESSORS AND ASSIGNS

**13.1 Successors and Assigns; Assignment.** This Agreement shall be binding upon the successors and assigns of the parties hereto; however, this provision shall not constitute an authorization of Developer to assign or transfer its rights and obligations under this Agreement. Except as expressly provided for in Section 8.1 above, this Agreement shall not be assigned by Developer without the prior written consent of the City, which consent may be withheld for any reason.

## ARTICLE XIV – TERMINATION

**14.1 Termination.** This Agreement shall not terminate until the earlier of:

- (a) termination by the City of the District pursuant to §66.1105(7) of the TI Act,
- (b) the date the MRO is paid in full, or
- (c) termination by the City pursuant to the terms of this Agreement;

however, Developer agrees that the termination of this Agreement shall not cause a termination of the rights and remedies of the City under this Agreement.

## ARTICLE XV – NOTICES

**15.1 Notices.** Any notice given under this Agreement shall be deemed effective when: (a) personally delivered in writing; (b) a commercially recognized overnight delivery service provides confirmation of delivery; or (c) the third calendar day after notice is deposited with the United States Postal Service (postage prepaid, certified with return receipt requested), or (d) in the case of an e-mail notice (which shall be effective for all purposes hereunder), when sent to the e-mail address(es) provided below or any other address designated in writing by one party to the other party; provided that any party may request that an e-mail notice be followed by another form of notice under this Section 15.1 within three (3) calendar days after such request, and addressed as follows:

If to the City:

City of Sheboygan  
Attention: City Administrator  
828 Center Avenue, Suite 300  
Sheboygan, WI 53081  
[casey.bradley@sheboyganwi.gov](mailto:casey.bradley@sheboyganwi.gov)

City of Sheboygan  
Attention: City Attorney  
828 Center Avenue, Suite 210  
Sheboygan, WI 53081  
[charles.adams@sheboyganwi.gov](mailto:charles.adams@sheboyganwi.gov)

with a copy to:

Brion T. Winters, Esq.  
von Briesen & Roper, s.c.  
411 E. Wisconsin Ave., Suite 1000  
Milwaukee, WI 53202  
[brion.winters@vonbriesen.com](mailto:brion.winters@vonbriesen.com)

If to Developer:

Halo Real Estate Ventures LLC  
Attention: Joel Oliver  
900 N. Rock Hill Road  
St. Louis, MO 63119  
[joel@halorev.com](mailto:joel@halorev.com)

with a copy to:

Lokre Development Company  
Attention: Rolly Lokre  
1820 Plover Road, Suite E  
Plover, WI 54467  
[rolly@lokre.com](mailto:rolly@lokre.com)

## ARTICLE XVI – APPLICABLE LAW

**16.1 Applicable Law.** This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Wisconsin. Any litigation related to this Agreement shall be brought in the state courts of the State of Wisconsin and the parties hereto agree to submit to the jurisdiction and venue of the Circuit Court for Sheboygan County, Wisconsin.

## ARTICLE XVII – MISCELLENEOUS

**17.1 Entire Agreement.** This Agreement and all of the documents referenced herein or related hereto (and as any of the aforementioned documents have been or may be amended, extended or modified) embody the entire agreement between the parties relating to the transactions contemplated under this Agreement and all agreements, representations or understanding, whether oral or written, that are prior or contemporaneous to this Agreement are superseded by this Agreement.

**17.2 Amendment.** No amendment, modification or waiver of any provision of this Agreement, nor consent to any departure by a party from any provision of this Agreement shall in any event be effective unless it is in writing and signed by each of the parties hereto, and then such waiver or consent shall be effective only in the specific instance and for the specific purposes for which it is given by the respective party.

**17.3 No Vested Rights Granted.** Except as provided by law, or as expressly provided in this Agreement, no vested rights in connection with the Project shall inure to Developer nor does the City warrant by this Agreement that Developer is entitled to any required approvals, permits or the like with regard to the Project.

**17.4 Invalid Provisions.** The invalidity or unenforceability of a particular provision of this Agreement shall not affect the other provisions, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted.

**17.5 Headings.** The article and section headings of this Agreement are inserted for convenience of reference only and are not to be construed as defining or limiting, in any way, the scope or intent of the provisions hereof.

**17.6 No Waiver; Remedies.** No failure on the part of the City to exercise, and no delay in exercising, any right, power or remedy under this Agreement shall operate as a waiver of such right, power or remedy; nor shall any single or partial exercise of any right under this Agreement preclude any other or further exercise of the right or the exercise of any other right. The remedies provided in this Agreement are cumulative and not exclusive of any remedies provided by law.

**17.7 No Third-Party Beneficiaries.** This Agreement is solely for the benefit of the named parties hereto and their permitted assignees, and nothing contained in this Agreement shall confer upon anyone other than such parties any right to insist upon or enforce the performance or observance of any of the obligations contained in this Agreement.

**17.8 No Joint Venture.** The City is not a partner, agent or joint venture of or with Developer.

**17.9 Recording of a Memorandum of this Agreement Permitted.** A memorandum of this Agreement may be recorded by the City on the Property and any or all of the Property in the office of the Register of Deeds for Sheboygan County, Wisconsin, and, upon request of the City, Developer shall execute and deliver to the City a memorandum of this Agreement for recording purposes.

**17.10 Force Majeure.** If any party is delayed or prevented from timely performing any act required under this Agreement by reason of extraordinary and uncommon matters beyond the reasonable control of the party obligated to perform, including (but not limited to) fire, earthquake, war, terrorist act, pandemic, epidemic, flood, riot, strike, lockout, supply shortages, freight embargo, power outages, extreme weather or other similar causes or acts of God, such act shall be excused for the period of such delay, and the time for the performance of any such act shall be extended for a period equivalent to such delay; provided, however, that the time for performance shall not be extended by more than ninety (90) calendar days unless agreed to in writing by the parties hereto. Notwithstanding any provision herein to the contrary, the City, in its sole and absolute discretion, may allow up to a six (6) month extension on the deadlines set forth in Section 1.1 and 3.2 above should reasonable delays occur as a result of environmental remediation issues, supply chain issues or material cost increases. Any such approved delay by the City will be evidenced in writing and provided to Developer, and without any written evidence approving such delay, the other provisions of this Agreement shall control and the immediately preceding sentence shall not apply.

**17.11 Immunity.** Nothing contained in this Agreement constitutes a waiver of any immunity available to the City under applicable law.

**17.12 Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same agreement, it being understood that all parties need not sign the same counterpart. This Agreement may also be executed by remote electronic means, via DocuSign, Eversign, or similar platform. The exchange of copies of this Agreement and of signature pages by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in "portable document format" (".pdf"), or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, or by a combination of such means, shall constitute effective execution and delivery of this Agreement as to the parties and may be used in lieu of an original Agreement for all purposes. Signatures of the parties transmitted by facsimile or other electronic means shall be deemed to be their original signatures for all purposes. Upon request by a party, the parties hereto shall provide a wet-ink, original signed version of this Agreement to such party for its records.

**17.13 Recitals.** The RECITALS set forth above are true, accurate and incorporated herein by reference.

*[The remainder of this page is intentionally left blank with a signature pages to follow.]*

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

**CITY: CITY OF SHEBOYGAN**

By: \_\_\_\_\_  
Name: Ryan Sorenson, City Mayor

Attest: \_\_\_\_\_  
Name: Meredith DeBruin, City Clerk

STATE OF WISCONSIN     )  
  ) I  
SHEBOYGAN COUNTY     )

Personally came before me this \_\_\_\_\_ day of July, 2025, the above-named Ryan Sorenson and Meredith DeBruin, the City Mayor and the City Clerk of the City of Sheboygan, respectively, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Wisconsin  
My commission \_\_\_\_\_

**DEVELOPER: WATERSIDE HOSPITALITY LLC**

By: \_\_\_\_\_  
Name: Roland Lokre, Managing Member

STATE OF WISCONSIN     )  
  ) I  
\_\_\_\_\_ COUNTY     )

Personally came before me this \_\_\_\_\_ day of July, 2025, the above named Roland Lokre, the Managing Member of Waterside Hospitality LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Wisconsin  
My commission \_\_\_\_\_

ACKNOWLEDGED AND AGREED TO BY THE UNDERSIGNED GUARANTOR FOR PURPOSES OF THE GUARANTY PROVIDED IN ARTICLE III OF THIS AGREEMENT AND I AGREE THAT SUCH GUARANTY IS DONE IN THE INTEREST OF MY MARRIAGE AND FAMILY.

**GUARANTOR(S):**

\_\_\_\_\_  
Roland Lokre, an individual

**MARITAL PURPOSE STATEMENT AND SPOUSAL CONSENT:**

My spouse, Roland Lokre, has agreed to personally guarantee obligations under this Agreement to the City. I consent to this act by my spouse and acknowledge that such act was done in the interests of our marriage and family, but by signing below I am not becoming personally liable as a guarantor.

\_\_\_\_\_  
Cynthia Lokre, Spouse of Roland Lokre

**EXHIBIT A****Property**

Lots 1, 2, 3 and 4 of Block 106 of the Original Plat to the City of Sheboygan, Sheboygan County, Wisconsin.

Tax ID: (For Informational Purposes) 59281106160

Lot 5, Block 106, in Sheboygan Original Plat, a Subdivision according to the recorded Plat thereof, City of Sheboygan, County of Sheboygan, State of Wisconsin.

Tax ID: (For Informational Purposes) 59281106170

Lot 6, Block 106, Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin, excepting therefrom the West 19 feet of the South 12 -1/2 feet thereof conveyed to the City of Sheboygan.

Tax ID: (For Informational Purposes) 59281106190



**EXHIBIT B**

**Special Warranty Deed**

**[SEE ATTACHED]**



DOCUMENT NO.	<b>SPECIAL WARRANTY DEED</b>	
<p>This Special Warranty Deed is made between City of Sheboygan (“<b>Grantor</b>”) and Waterside Hospitality LLC (“<b>Grantee</b>”).</p> <p style="text-align: center;">WITNESSETH:</p> <p>Grantor, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys to Grantee and its successors and assigns forever the following described real estate:</p> <p>All of Grantor’s right, title and interest in and to the real property described in <u>Schedule A</u> attached hereto and incorporated herein by reference, together with all hereditaments and appurtenances thereunto belonging or in any way appertaining.</p>		<p>THIS SPACE RESERVED FOR RECORDING DATA</p> <hr/> <p>NAME AND RETURN ADDRESS</p> <p>[ ]  von Briesen &amp; Roper, s.c.  [411 E. Wisconsin Ave., Suite #1000  Milwaukee, WI 53202]</p>

**This is not homestead property.**

**EXEMPT FROM REAL ESTATE TRANSFER TAX  
PER WIS. STATS. § 77.25 (2).**

**Parcel Identification Number**

Grantor warrants that title is good, indefeasible in fee simple and free and clear of encumbrances, arising by, through or under Grantor, except municipal and zoning ordinances (and agreements entered into under them), recorded easements, recorded building and use restrictions, covenants and the restrictions set forth in a “Tax Incremental District Development Agreement” between Grantor and Grantee dated as of July [ ], 2025, taxes and assessments levied in 20[ ] which are not yet due and payable and subsequent years and those encumbrances set forth on Schedule B, attached hereto and incorporated herein by this reference.

As additional consideration for the conveyance evidenced by this Special Warranty Deed, Grantor and Grantee agree that, prior to the termination of the Grantor’s Tax Incremental District No. 21, all current and future owners or users of (including any other party with an interest – whether ownership, leasehold or otherwise – in) all or any portion of the real property conveyed by this Special Warranty Deed shall not be used in such a way as to exempt such real property from property taxation. The foregoing covenant shall run with the land.

[\_\_\_\_\_]

Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Name: \_\_\_\_\_  
 Notary Public, State of Wisconsin  
 My Commission: \_\_\_\_\_

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**Schedule A**  
**Legal Description of Real Property**

**Schedule B**  
**Permitted Encumbrances**

The following items are permitted encumbrances in addition to the items identified above in this Special Warranty Deed. The number references are for tracking and convenience purposes only and identify the exceptions noted on Schedule B Section Two in the Title Insurance Commitment issued by [ ] Title Insurance Company as Commitment Number [ ].

**EXHIBIT C**

**Permitted Encumbrances**

**[SEE ATTACHED]**

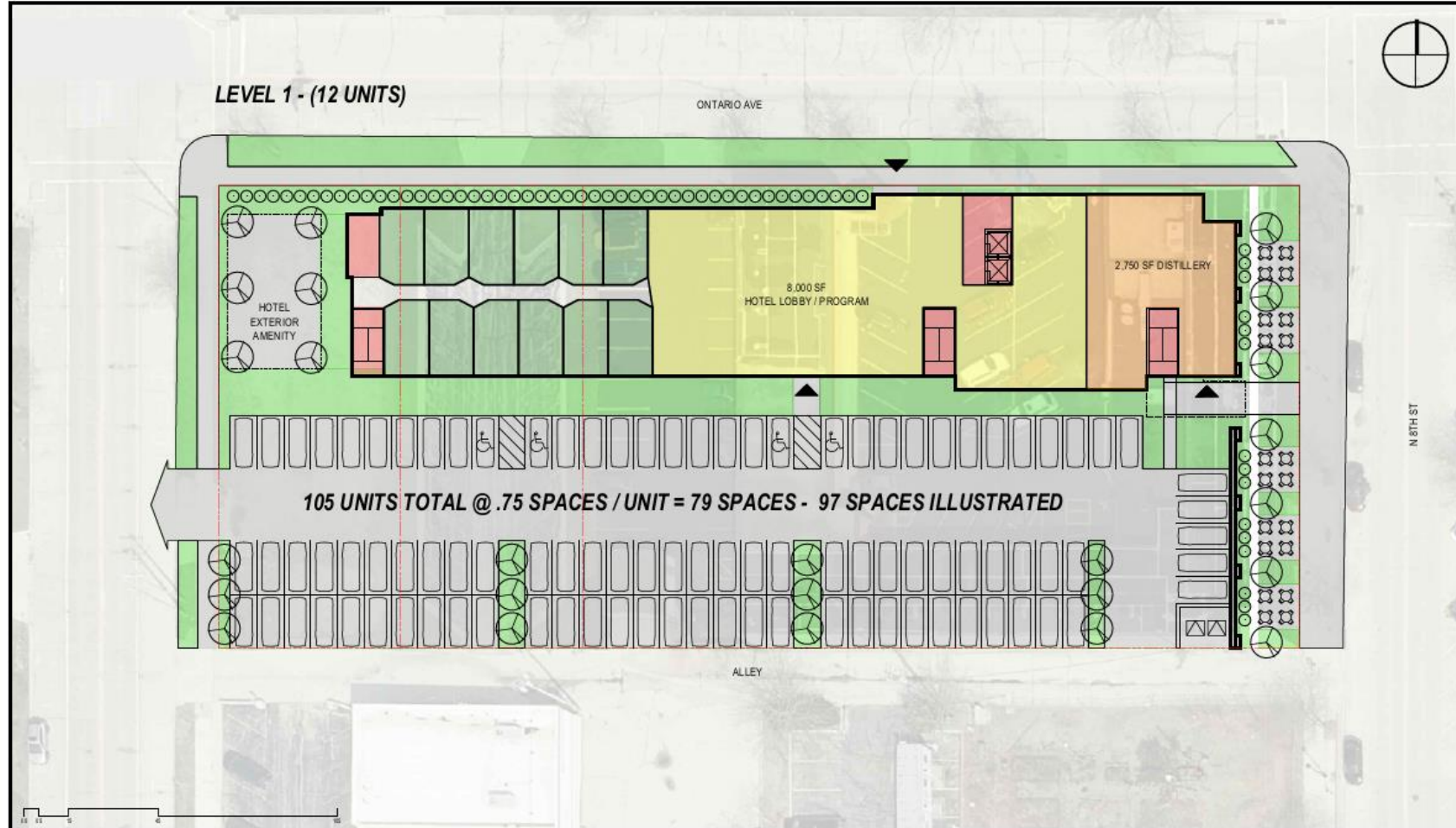
The number references are for tracking and convenience purposes only and identify the exceptions noted on Schedule B Section Two in the Title Insurance Commitment issued by First American Title Insurance Company (and Guaranty Closing & Title Services, Inc. as the issuing agent) as Commitment Number 2025-42902-14.

11. Parking Agreement recorded May 30, 1984 in Volume 960 of Records on page 415 as Document No. 1102578 .
12. Overhead and Underground Electric and Communication Easement granted to Wisconsin Power and Light Company recorded January 26, 2024 as Document No. 2159867 .

**EXHIBIT D**

**Site Plan**

**[SEE ATTACHED]**

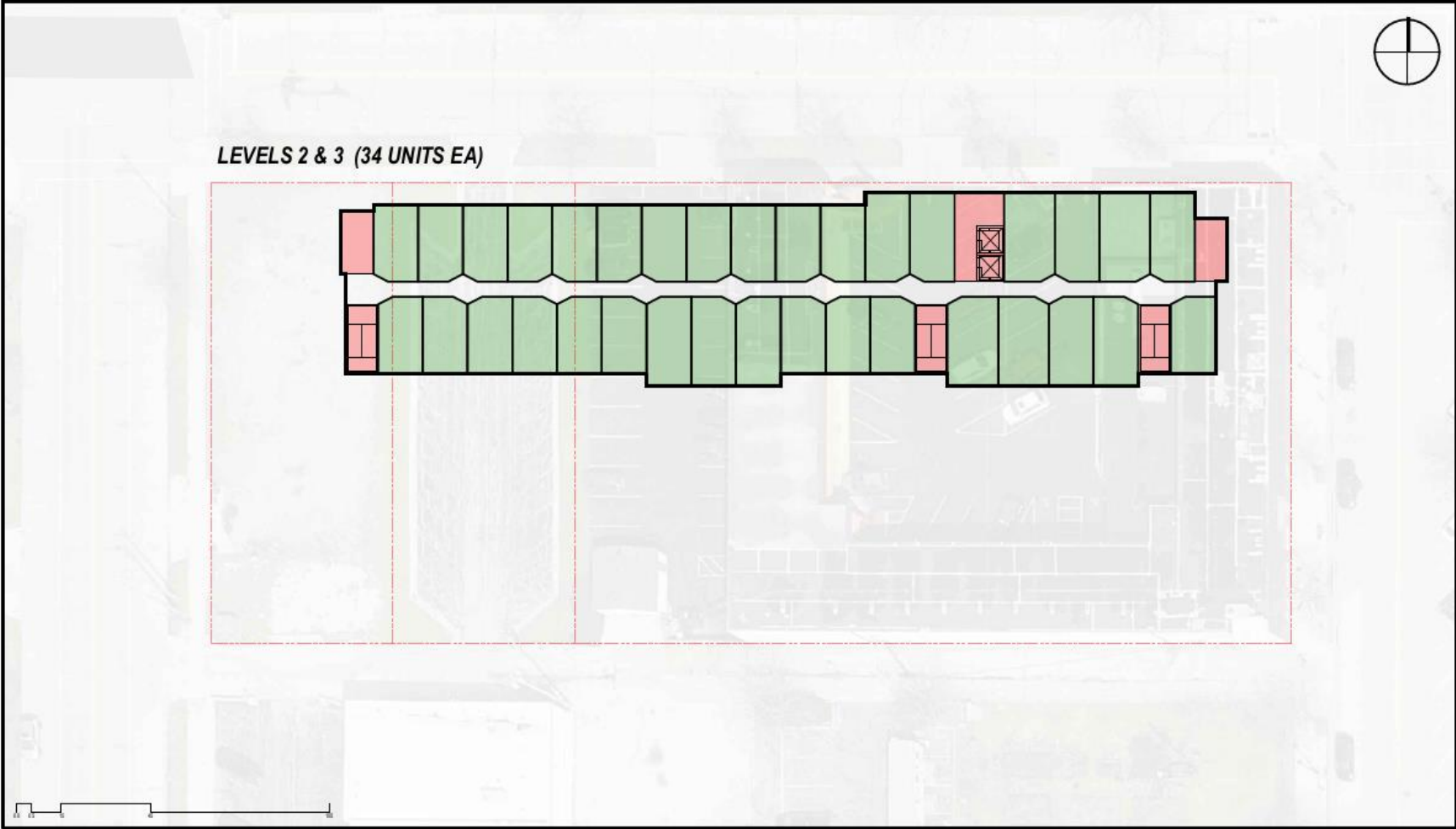


SHEBOYGAN - ONTARIO &amp; 8TH - HOTEL SKETCH

02.26.2025

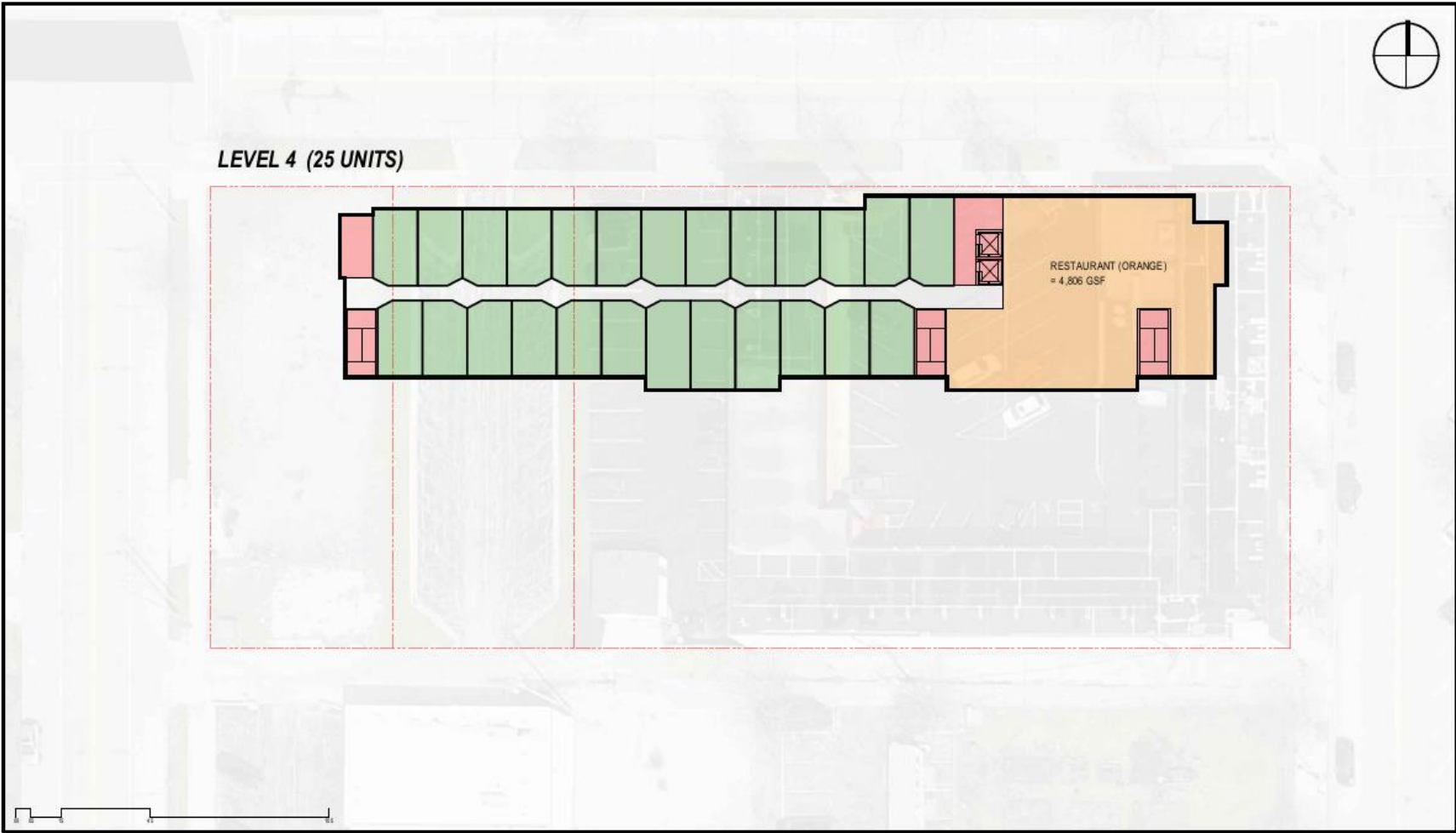






SHEBOYGAN - ONTARIO & 8TH - HOTEL SKETCH  
02.26.2025





SHEBOYGAN - ONTARIO & 8TH - HOTEL SKETCH  
02.26.2025



## EXHIBIT E

## MRO

UNITED STATES OF AMERICA  
 STATE OF WISCONSIN  
 COUNTY OF SHEBOYGAN  
 CITY OF SHEBOYGAN

TAXABLE TAX INCREMENT PROJECT MUNICIPAL REVENUE OBLIGATION (“**MRO**”)

<u>Number</u>	<u>Date of Original Issuance</u>	<u>Amount</u>
_____	_____	Up to \$2,800,000.00

FOR VALUE RECEIVED, the City of Sheboygan, Sheboygan County, Wisconsin (the “**City**”), promises to pay to Waterside Hospitality LLC (the “**Developer**”), or registered assigns, but only in the manner, at the times, from the source of revenue and to the extent hereinafter provided, the Revenues described below, without interest.

This MRO shall be payable in installments of principal due on October 31 (the “**Payment Dates**”) in each of the years and in the amounts set forth on the debt service schedule attached hereto as Schedule 1.

This MRO has been issued to finance projects within the City’s Tax Incremental District No. 21, pursuant to Article XI, Section 3 of the Wisconsin Constitution and Section 66.0621, Wisconsin Statutes and acts supplementary thereto, and is payable only from the income and revenues herein described, which income and revenues have been set aside as a special fund for that purpose and identified as the “Special Redemption Fund” provided for under the resolution adopted on \_\_\_\_\_, 20\_\_\_\_, by the Common Council of the City (the “**Resolution**”). This MRO is issued pursuant to the Resolution and pursuant to the terms and conditions of the Tax Incremental District Development Agreement dated as of July 22, 2025 by and between the City and Developer (the “**Development Agreement**”). All capitalized but undefined terms herein shall take on the meaning given to such terms in the Development Agreement.

This MRO does not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitation or provision. This MRO shall be payable solely from Available Tax Increment generated by the Property and appropriated by the City’s Common Council to the payment of this MRO (the “**Revenues**”). Reference is hereby made to the Resolution and the Development Agreement for a more complete statement of the revenues from which and conditions and limitations under which this MRO is payable and the general covenants and provisions pursuant to which this MRO has been issued. The Resolution and Development Agreement are incorporated herein by this reference.

If on any Payment Date there shall be insufficient Revenues appropriated to pay the principal due on this MRO, the amount due but not paid shall be deferred. The deferred principal

shall be payable on the next Payment Date until the earlier of: (a) the date this MRO is paid in full, and (b) the Final Payment Date (as defined below). The City shall have no obligation to pay any amount of this MRO which remains unpaid after the Final Payment Date. The owners of this MRO shall have no right to receive payment of any deferred amounts, unless there are available Revenues which are appropriated by the City's Common Council to payment of this MRO. The "Final Payment Date" is October 31, 2050.

At the option of the City, this MRO is subject to prepayment in whole or in part at any time.

The City makes no representation or covenant (express or implied) that the Available Tax Increment or other Revenues will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The City's payment obligations hereunder are subject to appropriation, by the City's Common Council, of Tax Increments or other amounts to make payments due on this MRO. In addition, as provided in Section 6.3 of the Development Agreement, the total amount of principal to be paid shall in no event exceed the lesser of:

- (a) Two Million Eight Hundred Thousand Dollars (\$2,800,000.00), and
- (b) The sum of all payments made by the City on this MRO during the life of the District but in no event after the Final Payment Date.

When such amount of Revenues has been appropriated and applied to payment of this MRO, the MRO shall be deemed to be paid in full and discharged, and the City shall have no further obligation with respect hereto. Further, as provided in Sections 6.1, 6.3 and 12.1 of the Development Agreement or otherwise, the City's obligations to make payments on this MRO may be suspended or terminated in the event Developer is in Default under any of the terms and conditions of the Development Agreement, provided payments may be resumed when any such Default is timely cured and any payments missed due to an uncured Default also shall be paid from Available Tax Increment upon timely cure of such Default.

**THIS MRO IS A SPECIAL, LIMITED REVENUE OBLIGATION AND NOT A GENERAL OBLIGATION OF THE CITY AND IS PAYABLE BY THE CITY ONLY FROM THE SOURCES AND SUBJECT TO THE QUALIFICATIONS STATED OR REFERENCED HEREIN. THIS MRO IS NOT A GENERAL OBLIGATION OF THE CITY, AND NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWERS OF THE CITY ARE PLEDGED TO THE PAYMENT OF THE PRINCIPAL OR INTEREST OF THIS MRO. FURTHER, NO PROPERTY OR OTHER ASSET OF THE CITY, EXCEPT THE ABOVE-REFERENCED REVENUES, IS OR SHALL BE A SOURCE OF PAYMENT OF THE CITY'S OBLIGATIONS HEREUNDER.**

This MRO is issued by the City pursuant to, and in full conformity with, the Constitution and laws of the State of Wisconsin.

Except as otherwise expressly provided for in the Development Agreement, this MRO may be transferred or assigned, in whole or in part, only upon prior written consent of the City which may be withheld, conditioned or delayed for any reason. Interests in this MRO may not be split, divided or apportioned, except as set forth herein. In order to transfer or assign the MRO, if permitted by the City, the transferee or assignee shall surrender the same to the City either in exchange for a new, fully-registered municipal revenue obligation or for transfer of this MRO on the registration records for the MRO maintained by the City. Each permitted transferee or assignee shall take this MRO subject to the foregoing conditions and subject to all provisions stated or referenced herein.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this MRO have been done, have existed and have been performed in due form and time.

IN WITNESS WHEREOF, the Common Council of the City of Sheboygan has caused this MRO to be signed on behalf of the City by its duly qualified and acting City Administrator and City Clerk, and its corporate seal to be impressed hereon, all as of the date of original issue specified above.

**CITY OF SHEBOYGAN**

By: EXHIBIT  
Name: \_\_\_\_\_, City Administrator

(SEAL)

Attest: EXHIBIT  
Name: \_\_\_\_\_, City Clerk

**Schedule 1****Payment Schedule**

Subject to the City's actual receipt of Available Tax Increment and the terms and conditions of the Development Agreement (including, without limitation, the City's right to modify this payment schedule based upon market conditions and the actual and projected Available Tax Increment generated from the Project), the City shall make the following payments on the MRO to Developer:

<b><u>Payment Date</u></b>	<b><u>Payment Amount</u></b>
October 31, 20[ ]	\$ _____
October 31, 20[ ]	\$ _____
October 31, 20[ ]	\$ _____
October 31, 20[ ]	\$ _____
October 31, 20[ ]	\$ _____
October 31, 20[ ]	\$ _____
October 31, 20[ ]	\$ _____
October 31, 20[ ]	\$ _____
October 31, 20[ ]	\$ _____
October 31, 20[ ]	\$ _____
October 31, 20[ ]	\$ _____
October 31, 20[ ]	\$ _____
October 31, 20[ ]	\$ _____
October 31, 20[ ]	\$ _____
October 31, 20[ ]	\$ _____
October 31, 20[ ]	\$ _____
	=====
Total	Up to \$2,800,000.00

**REGISTRATION PROVISIONS**

This MRO shall be registered in registration records kept by the Clerk of the City of Sheboygan, Sheboygan County, Wisconsin, such registration to be noted in the registration blank below and upon said registration records, and this MRO may thereafter be transferred only upon presentation of this MRO together with a written instrument of transfer in form and substance acceptable to the City and duly executed by the registered owner or his/her/its attorney, such transfer to be made on such records and endorsed hereon.

<u>Date of Registration</u>	<u>Name of Registered Owner</u>	<u>Signature of City Clerk</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**EXHIBIT F****Members of Developer****MEMBERS OF DEVELOPER (WITH OWNERSHIP PERCENTAGE):**

- (1) Roland Lokre (50%)
- (2) HALO Real Estate Ventures (50%)



**CITY OF SHEBOYGAN  
RESOLUTION 58-25-26**

**BY ALDERPERSONS MITCHELL AND PERRELLA.**

**JULY 14, 2025.**

A RESOLUTION authorizing entering into a First Amendment to Tax Incremental District Development Agreement with Luedke Apartments, LLC f/k/a Jakum Hall Apartments, LLC regarding the development of the property located at 2601 North 15th Street.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute the First Amendment to Tax Incremental District Development Agreement between Luedke Apartments, LLC f/k/a Jakum Hall Apartments, LLC and the City of Sheboygan and the Redevelopment Authority of the City of Sheboygan, Wisconsin, a copy of which is attached hereto and incorporated herein.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_  
Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**FIRST AMENDMENT TO**  
**TAX INCREMENTAL DISTRICT DEVELOPMENT AGREEMENT**

THIS FIRST AMENDMENT TO TAX INCREMENTAL DISTRICT DEVELOPMENT AGREEMENT (“**Amendment**”) is entered into as of July 22, 2025 (the “**Amendment Effective Date**”), by and among the CITY OF SHEBOYGAN, WISCONSIN (the “**City**”), a Wisconsin municipal corporation, LUEDKE APARTMENTS, LLC f/k/a JAKUM HALL APARTMENTS, LLC, a Wisconsin limited liability company (“**Developer**”) and the REDEVELOPMENT AUTHORITY OF THE CITY OF SHEBOYGAN, WISCONSIN (“**RDA**”).

RECITALS:

- A. The City, RDA and Developer previously entered into a Tax Incremental District Development Agreement dated as of November 2024 (“**Development Agreement**”).
- B. Jakum Hall Apartments, LLC has changed its name to Luedke Apartments, LLC.
- C. The Property is currently owned by the City (not the RDA) and the City (not the RDA) will be the party conveying the Property to Developer per the terms of the Development Agreement.
- D. The City shall assume all of the RDA’s obligations under the Development Agreement and, consequently, the RDA will be released of all obligations under the Development Agreement.
- E. The parties desire to amend the Development Agreement as specifically set forth herein.
- F. Capitalized terms used but not otherwise defined herein shall have the meaning given to such terms in the Development Agreement.

NOW, THEREFORE, the City, RDA, and Developer, in consideration of the terms and conditions contained in this Amendment and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby agree as follows:

- 1. The RECITALS set forth above are true, accurate and incorporated herein by reference.
- 2. The Effective Date of the Development Agreement shall be November 6, 2024.
- 3. All references in the Development Agreement to “Jakum Hall Apartments, LLC” shall be replaced by “Luedke Apartments, LLC.” For all intents and purposes, Luedke Apartments, LLC shall be the Developer under the Development Agreement and all exhibits thereto. For the avoidance of any doubt, provided the City is obligated to issue the MRO under the terms of the Development Agreement, the City shall issue the MRO to Luedke Apartments, LLC.
- 4. The City hereby assumes all rights, responsibilities and obligations of the RDA under the Development Agreement (including, without limitation, conveying the Property to Developer, pursuant to the terms of the Development Agreement), and the RDA is hereby, fully

and forever released of all rights, responsibilities and obligations under the Development Agreement.

5. All references to the “Redevelopment Authority of the City of Sheboygan, Wisconsin” or the “RDA” in the Development Agreement are hereby replaced and restated in their entirety to reference the “City of Sheboygan, Wisconsin” or the “City,” respectively.

6. Neither the City nor Developer has any action, claim, right, cost, expense, damage or otherwise against the RDA with regard to the Development Agreement, and the City and Developer each hereby and forever releases and waives any and all actions, claims, rights, costs, expenses, damages or otherwise that the City or Developer now has, or in the future may have, against the RDA with regard to the Development Agreement. This release is willfully and voluntarily given and each party hereto acknowledges that such release is good and valuable consideration for the parties to enter into this Amendment.

7. Recital D of the Development Agreement is hereby amended and restated in its entirety with the following:

“Developer, pursuant to the terms and conditions of this Agreement (and all amendments thereto), is obligated to, among other things, construct two (2), two-story buildings that consist of a total of thirty-two (32) townhome style apartments on the Property that, in the aggregate, contain sixteen (16) one-bedroom units and sixteen (16) two-bedroom units with Affordable Rental Rates (as defined below) for Sheboygan County and fifty (50) surface parking stalls (the “**Project**”).”

8. Section 1.1 of the Development Agreement is hereby amended by revising the timeline for the delivery of the Required Information from June 1, 2025 to August 1, 2025.

9. Section 3.1 of the Development Agreement is hereby amended by revising the date for the Commencement Notice from June 1, 2025 to August 1, 2025.

10. Subsection 3.2(a) of the Development Agreement is hereby amended changing the Commencement Date from June 30, 2025 to August 31, 2025.

11. Article XI of the Development Agreement is hereby amended and restated in its entirety with the following: “*Intentionally omitted.*”

12. Subsection 12.1(e) of the Development Agreement is hereby amended and restated in its entirety with the following: “*Intentionally omitted.*”

13. Section 16.1 of the Development Agreement is hereby amended by removing the RDA notice information. For the avoidance of any doubt, as of the Amendment Effective Date, neither the City nor Developer shall have any obligation to provide RDA notice of anything under the Development Agreement.

14. Exhibit A of the Development Agreement is hereby amended and restated in its entirety with the Exhibit A attached to this Amendment.

15. Exhibit C of the Development Agreement is hereby amended and restated in its entirety with the Exhibit C attached to this Amendment.

16. Exhibit D of the Development Agreement is hereby amended and restated in its entirety with the Exhibit D attached to this Amendment.

17. This Amendment shall be binding upon and shall inure to the benefit of the parties hereto and their respective, permitted successors and assigns.

18. Except as expressly amended herein, the Development Agreement shall remain in full force and effect. In the event of any conflict between the terms and conditions of the Development Agreement and this Amendment, this Amendment shall control.

19. The counterparts provisions in Section 18.12 of the Development Amendment are incorporated herein by reference and shall apply to the execution and delivery of this Amendment.

*[The remainder of this page is intentionally left blank with a signature page to follow.]*

#42367515v7

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

**CITY: CITY OF SHEBOYGAN**

By: \_\_\_\_\_

Name: Ryan Sorenson, City Mayor

Attest: \_\_\_\_\_

Name: Meredith DeBruin, City Clerk

**RDA: REDEVELOPMENT AUTHORITY OF  
THE CITY OF SHEBOYGAN, WISCONSIN**

By: \_\_\_\_\_

Name: Taylor Zeinert, Executive Director

**DEVELOPER: LUEDKE APARTMENTS, LLC  
f/k/a JAKUM HALL APARTMENTS, LLC**

By: \_\_\_\_\_

Name: Jacob R. Buswell, Member

**EXHIBIT A**  
**PROPERTY**

Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Three (3), Edwin Schaetzer's Subdivision to the City of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat thereof.

Lot Nine (9), in Block Number One (1) of Lutz Division of the City of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat thereof.

For Informational use only:

Tax Key #59281-718350 & 59281-712930

Property Address: North 15th Street, Sheboygan, WI 53083

**EXHIBIT C****PERMITTED ENCUMBRANCES**

The following items are permitted encumbrances in addition to the items identified on the Special Warranty Deed. The number/alphabetical references are for tracking and convenience purposes only and identify the exceptions noted on Schedule B Section Two in the Title Insurance Commitment issued by First American Title Insurance Company as Commitment Number 25-05034.

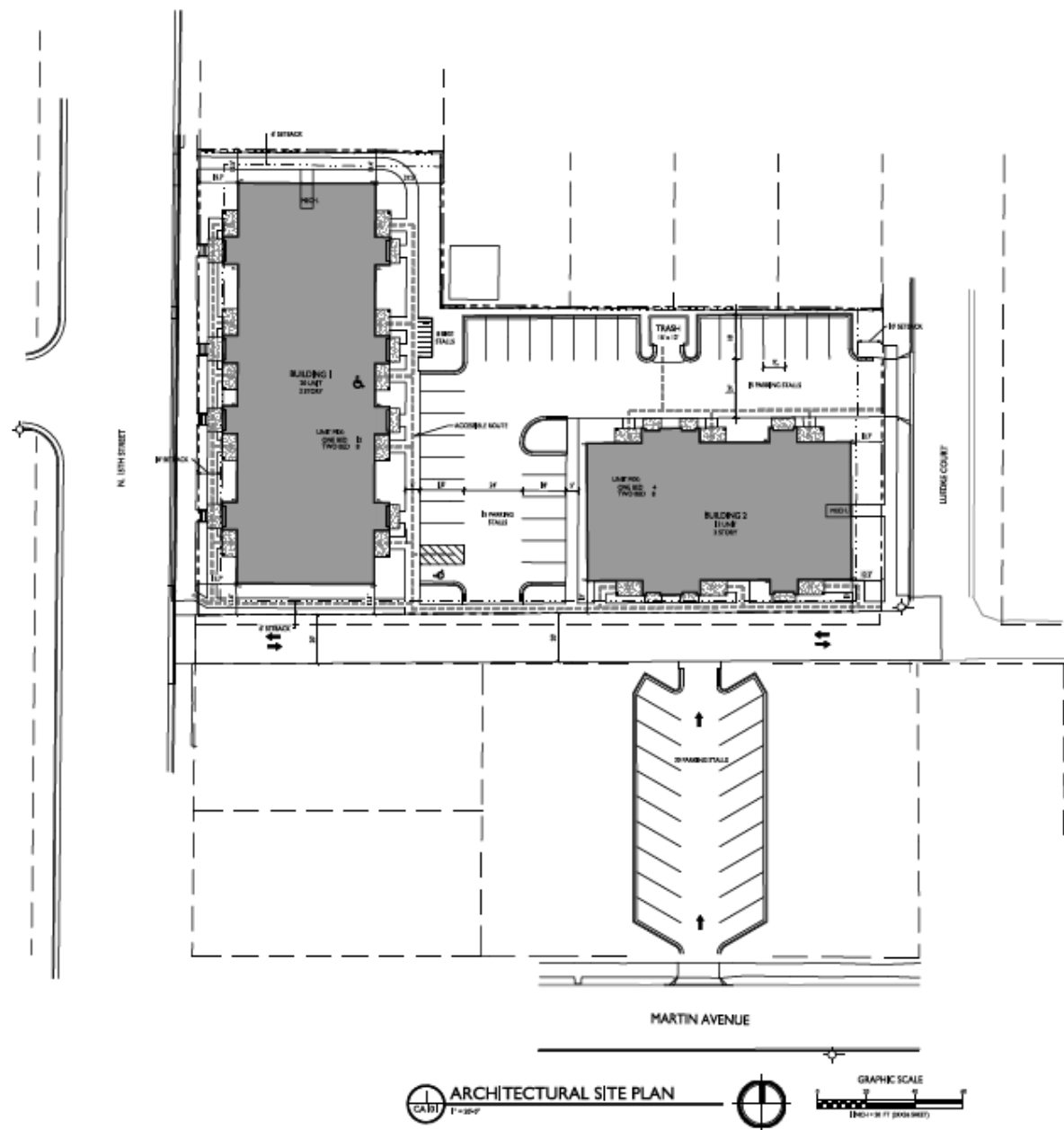
- a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- b. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
- c. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
- d. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- e. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
- f. The lien of any special assessments, special taxes or special charges.
- g. The lien of the general real estate taxes for the year 2025 and thereafter.
- h. Real Estate Taxes for 2024 are tax exempt.
- i. Title to that portion of the property, if any, within the bounds of any street, road, highway or alley is specifically excepted from this policy.
- j. Deferred charges for sewer and/or water main connections and/or unpaid sewer and/or water user fees not shown on the tax roll.
- k. Ordinance No. 78-98-99 recorded October 2, 1998, as Document No. 1519698.
- l. Driveway Restoration Agreement recorded October 15, 1998, in Volume 1613, Page 210, as Document No. 1521102.
- m. Reservations for easements, building setback lines and other matters shown on the recorded Plat of Edwin Schaezter's Subd. in Volume 6 of Plats, Page 35, as Document No. 336658. Affidavit recorded May 8, 1931, in Volume 196, Page 557, as Document No. 282728,
- n. Rights of tenants occupying the premises, if any.
- o. Terms and conditions of any leases, whether written or oral.

**EXHIBIT D**

**SITE PLAN**

[SEE ATTACHED]





SHEET INDEX	
01	ARCHITECTURAL SITE PLAN
02	SITE LIGHTING
03	TRAILING CONDITIONS
04	SITE CONSTRUCTION PLAN
05	SITE LAYOUT PLAN
06	TRAILING & TRAILER CONTROL PLAN
07	TRAILING PLAN
08	TRAILING PLAN
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SITE STATISTICS	
Dwelling Unit Mix:	
One Bedroom	16
Two Bedroom	16
Total Dwelling Units	32
Accessibility:	
ANSI Type A Units	1
ANSI Type B Units	15
Multi-level Units	16
Vehicle Parking Stalls:	
Surface	30
In-building / ADA Van Stall	1
Bike Parking Stalls	0



PROJECT TITLE  
Jakum Site  
Redevelopment

Red Earth  
Development

N 15th St & Luedke Ct  
Sheboygan, Wisconsin  
SHEET TITLE  
Architectural  
Site Plan

SHEET NUMBER

CA101

PROJECT NO. 2427  
© Knothe & Bruce Architects, LLC

Exhibit D to First Amendment to Tax Incremental District Development Agreement

**CITY OF SHEBOYGAN  
RESOLUTION 59-25-26**

**BY ALDERPERSONS MITCHELL AND PERRELLA.**

**JULY 14, 2025.**

A RESOLUTION authorizing the City Attorney Department to engage the services of special outside legal counsel to represent the Licensing, Hearings, and Public Safety Committee and Common Council with regard to an upcoming quasi-judicial hearing.

RESOLVED: That the Common Council hereby authorizes the City Attorney Department to engage the services of Attorney Ian Prust of Prust Legal, West Bend, Wisconsin, to represent the Licensing, Hearings, and Public Safety Committee and Common Council with regard to an impending quasi-judicial hearing.

BE IT FURTHER RESOLVED: That the Finance Director/Treasurer is hereby authorized and directed to draw on Account No. 711150-531500 (Liability Insurance Fund – Administration Services) in payment for said services.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
RESOLUTION 64-25-26**

**BY ALDERPERSONS MITCHELL AND PERRELLA.**

**JULY 14, 2025.**

A RESOLUTION Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$13,375,000 General Obligation Promissory Notes, Series 2025A.

WHEREAS, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City of Sheboygan, Sheboygan County, Wisconsin (the "City") to raise funds for public purposes, including paying the cost of street improvements, improvements to the Municipal Services Building, ADA and other upgrades to City facilities, lighting improvements and various project costs of the City's Tax Incremental Districts 21, 22 and 25, including street and utility improvements and marina design (collectively, the "Project");

WHEREAS, the Common Council hereby finds and determines that the Project is within the City's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the City is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes for such public purposes;

WHEREAS, it is the finding of the Common Council that it is in the best interest of the City to direct its financial advisor, Ehlers & Associates, Inc. ("Ehlers"), to take the steps necessary for the City to offer and sell general obligation promissory notes (the "Notes") at public sale and to obtain bids for the purchase of the Notes; and

WHEREAS, in order to facilitate the sale of the Notes in a timely manner, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City to delegate to either the City Administrator or the Finance Director/Treasurer (each an "Authorized Officer") the authority to accept on behalf of the City the bid for the Notes that results in the lowest true interest cost for the Notes (the "Proposal") and meets the terms and conditions provided for in this Resolution by executing a certificate in substantially the form attached hereto as Exhibit A and incorporated herein by reference (the "Approving Certificate").

NOW, THEREFORE, BE IT RESOLVED: by the Common Council of the City that:

Section 1. Authorization and Sale of the Notes; Parameters. For the purpose of paying costs of the Project, the City is authorized to borrow pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of not to exceed THIRTEEN MILLION THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$13,375,000) upon the terms and subject to the conditions set forth in this Resolution. Subject to satisfaction of the condition set forth in Section 16 of this Resolution, the Mayor and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the financial institution that submitted the Proposal

(the "Purchaser") for, on behalf of and in the name of the City, Notes aggregating the principal amount of not to exceed THIRTEEN MILLION THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$13,375,000). The purchase price to be paid to the City for the Notes shall not be less than 98.75% nor more than 110.00% of the principal amount of the Notes.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes, Series 2025A"; shall be issued in the aggregate principal amount of up to \$13,375,000; shall be dated as of their date of issuance; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall mature or be subject to mandatory redemption on the dates and in the principal amounts set forth below, provided that the principal amount of each maturity or mandatory redemption amount may be: (a) increased by up to \$400,000 for the year 2026 and (b) increased or decreased by up to \$300,000 for the years 2027 through 2045. The schedule below assumes the Notes are issued in the aggregate principal amount of \$13,375,000.

<u>Date</u>	<u>Principal Amount</u>
04-01-2026	\$ 100,000
04-01-2027	350,000
04-01-2028	350,000
04-01-2029	495,000
04-01-2030	540,000
04-01-2031	565,000
04-01-2032	585,000
04-01-2033	605,000
04-01-2034	635,000
04-01-2035	660,000
04-01-2036	690,000
04-01-2037	725,000
04-01-2038	760,000
04-01-2039	790,000
04-01-2040	830,000
04-01-2041	875,000
04-01-2042	900,000
04-01-2043	935,000
04-01-2044	975,000
04-01-2045	1,010,000

Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2026. The true interest cost on the Notes (computed taking the Purchaser's compensation into account) shall not exceed 5.50%. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board.

Section 3. Redemption Provisions. The Notes shall be subject to optional redemption as set forth on the Approving Certificate. If the Proposal specifies that certain of the Notes shall be subject to mandatory redemption, the terms of such mandatory redemption shall be set forth on an attachment to the Approving Certificate labeled as Schedule MRP. Upon the optional

redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in the Approving Certificate in such manner as the City shall direct.

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2025 through 2044 for the payments due in the years 2026 through 2045 in such amounts as are sufficient to meet the principal and interest payments when due.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Promissory Notes, Series 2025A" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the City at the time of delivery of and payment for the Notes; (ii) any premium which may be received by the City above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of

and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the City, unless the Common Council directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the City and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the City, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The City represents and covenants that the projects financed by the Notes and the ownership, management and use of the projects will not cause the Notes to be "private activity bonds" within the meaning of Section 141 of the Code. The City further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The City further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The City Clerk or other officer of the City charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the City certifying that the City can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The City also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the City will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 11. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by Bond Trust Services Corporation, which is hereby appointed as the City's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The City hereby authorizes the Mayor and City Clerk or other appropriate officers of the City to enter into a Fiscal Agency Agreement between the City and the Fiscal

Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Section 67.10(2)(a) to (j), Wisconsin Statutes, where applicable, with respect to the Notes.

Section 12. Persons Treated as Owners; Transfer of Notes. The City shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Mayor and City Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 13. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the City at the close of business on the Record Date.

Section 14. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the City Clerk or other authorized representative of the City is authorized and directed to execute and deliver to DTC on behalf of the City to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the City Clerk's office.

Section 15. Payment of Issuance Expenses. The City authorizes the Purchaser to forward the amount of the proceeds of the Notes allocable to the payment of issuance expenses to a financial institution selected by Ehlers at Closing for further distribution as directed by Ehlers.

Section 16. Condition on Issuance and Sale of the Notes. The issuance of the Notes and the sale of the Notes to the Purchaser are subject to approval by an Authorized Officer of the principal amount, definitive maturities, redemption provisions, interest rates and purchase price for the Notes, which approval shall be evidenced by execution by an Authorized Officer of the Approving Certificate.



The Notes shall not be issued, sold or delivered until this condition is satisfied. Upon satisfaction of this condition, an Authorized Officer is authorized to execute a Proposal with the Purchaser providing for the sale of the Notes to the Purchaser.

Section 17. Official Statement. The Common Council hereby directs an Authorized Officer to approve the Preliminary Official Statement with respect to the Notes and deem the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by an Authorized Officer or other officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 18. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the Mayor and City Clerk, or other officer of the City charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 19. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 20. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The Mayor and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Mayor and City Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 21. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Common Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

## EXHIBIT A TO RESOLUTION

## APPROVING CERTIFICATE

The undersigned [City Administrator] [Finance Director/Treasurer] of the City of Sheboygan, Sheboygan County, Wisconsin (the "City"), hereby certifies that:

1. Resolution. On July 21, 2025, the Common Council of the City adopted a resolution (the "Resolution") authorizing the issuance and establishing parameters for the sale of not to exceed \$13,375,000 General Obligation Promissory Notes, Series 2025A of the City (the "Notes") after a public sale and delegating to me the authority to approve the Preliminary Official Statement, to approve the purchase proposal for the Notes, and to determine the details for the Notes within the parameters established by the Resolution.

2. Proposal; Terms of the Notes. On the date hereof, the Notes were offered for public sale and the bids set forth on the Bid Tabulation attached hereto as Schedule I and incorporated herein by this reference were received. The institution listed first on the Bid Tabulation, \_\_\_\_\_ (the "Purchaser") offered to purchase the Notes in accordance with the terms set forth in the Proposal attached hereto as Schedule II and incorporated herein by this reference (the "Proposal"). Ehlers & Associates, Inc. recommends the City accept the Proposal. The Proposal meets the parameters and conditions established by the Resolution and is hereby approved and accepted.

The Notes shall be issued in the aggregate principal amount of \$\_\_\_\_\_, which is not more than the \$13,375,000 approved by the Resolution, and shall mature on April 1 of each of the years and in the amounts and shall bear interest at the rates per annum as set forth in the Pricing Summary attached hereto as Schedule III and incorporated herein by this reference. The amount of each annual maturity or mandatory redemption amount is: (a) for 2026, not more than \$400,000 more and (b) for 2027 through 2045, not more than \$300,000 more or less, than the schedule included in the Resolution as set forth below:

<u>Date</u>	<u>Resolution Schedule</u>	<u>Actual Amount</u>
04-01-2026	\$100,000	\$_____
04-01-2027	350,000	_____
04-01-2028	350,000	_____
04-01-2029	495,000	_____
04-01-2030	540,000	_____
04-01-2031	565,000	_____
04-01-2032	585,000	_____
04-01-2033	605,000	_____
04-01-2034	635,000	_____
04-01-2035	660,000	_____
04-01-2036	690,000	_____
04-01-2037	725,000	_____
04-01-2038	760,000	_____

<u>Date</u>	<u>Resolution Schedule</u>	<u>Actual Amount</u>
04-01-2039	\$ 790,000	\$ _____
04-01-2040	830,000	_____
04-01-2041	875,000	_____
04-01-2042	900,000	_____
04-01-2043	935,000	_____
04-01-2044	975,000	_____
04-01-2045	1,010,000	_____

The true interest cost on the Notes (computed taking the Purchaser's compensation into account) is \_\_\_\_\_%, which is not in excess of 5.50%, as required by the Resolution.

3. Purchase Price of the Notes. The Notes shall be sold to the Purchaser in accordance with the terms of the Proposal at a price of \$ \_\_\_\_\_, plus accrued interest, if any, to the date of delivery of the Notes, which is not less than 98.75% nor more than 110.00% of the principal amount of the Notes, as required by the Resolution.

4. Redemption Provisions of the Notes. The Notes maturing on April 1, \_\_\_\_\_ and thereafter are subject to redemption prior to maturity, at the option of the City, on April 1, \_\_\_\_\_ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption. [The Proposal specifies that [some of] the Notes are subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Schedule MRP and incorporated herein by this reference.]

5. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same respectively falls due, the full faith, credit and taxing powers of the City have been irrevocably pledged and there has been levied on all of the taxable property in the City, pursuant to the Resolution, a direct, annual irrepealable tax in an amount and at the times sufficient for said purpose. Such tax shall be for the years and in the amounts set forth on the debt service schedule attached hereto as Schedule IV.

6. Preliminary Official Statement. The Preliminary Official Statement with respect to the Notes is hereby approved and deemed "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934.

7. Approval. This Certificate constitutes my approval of the Proposal, and the principal amount, definitive maturities, interest rates, purchase price and redemption provisions for the Notes and the direct annual irrepealable tax levy to repay the Notes, in satisfaction of the parameters set forth in the Resolution.

IN WITNESS WHEREOF, I have executed this Certificate on \_\_\_\_\_, 2025  
pursuant to the authority delegated to me in the Resolution.

\_\_\_\_\_  
[Casey Bradley] [Kaitlyn Krueger]

[City Administrator] [Finance Director/Treasurer]

SCHEDULE I TO APPROVING CERTIFICATE

Bid Tabulation

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE II TO APPROVING CERTIFICATE

Proposal

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE III TO APPROVING CERTIFICATE

Pricing Summary

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY



SCHEDULE IV TO APPROVING CERTIFICATE

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

**[SCHEDULE MRP**

**Mandatory Redemption Provision**

The Notes due on April 1, \_\_\_\_, \_\_\_\_, and \_\_\_\_ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on April 1 of each year the respective amount of Term Bonds specified below:

**For the Term Bonds Maturing on April 1, 20**

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

**For the Term Bonds Maturing on April 1, 20**

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

**For the Term Bonds Maturing on April 1, 20**

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

**For the Term Bonds Maturing on April 1, 20**

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)]

## EXHIBIT B TO RESOLUTION

(Form of Note)

REGISTERED UNITED STATES OF AMERICA DOLLARS  
STATE OF WISCONSIN  
SHEBOYGAN COUNTY  
NO. R-\_\_\_\_ CITY OF SHEBOYGAN \$\_\_\_\_\_  
GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2025A

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:  
April 1, \_\_\_\_\_ September 18, 2025 \_\_\_\_\_% \_\_\_\_\_

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: \_\_\_\_\_ THOUSAND DOLLARS  
(\$\_\_\_\_\_)

FOR VALUE RECEIVED, the City of Sheboygan, Sheboygan County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2026 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by Bond Trust Services Corporation (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of \$\_\_\_\_\_, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for public purposes, including paying the cost of street improvements, improvements to the Municipal Services Building, ADA and other upgrades to City facilities, lighting improvements and various project costs of the City's Tax Incremental Districts 21, 22 and 25, including street improvements and marina design, as authorized by a resolution adopted

on July 21, 2025 as supplemented by an Approving Certificate, dated \_\_\_\_\_, \_\_\_\_\_  
 [(the "Approving Certificate")] (collectively, the "Resolution"). Said Resolution is recorded in the official minutes of the Common Council for said date.

The Notes maturing on April 1, \_\_\_\_\_ and thereafter are subject to redemption prior to maturity, at the option of the City, on April 1, \_\_\_\_\_ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Notes maturing in the years \_\_\_\_\_ are subject to mandatory redemption by lot as provided in the Approving Certificate, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the City appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax,

fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of \$5,000 or any integral multiple thereof.

This Note shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the City of Sheboygan, Sheboygan County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF SHEBOYGAN  
SHEBOYGAN COUNTY, WISCONSIN

By: \_\_\_\_\_  
Ryan Sorenson  
Mayor

(SEAL)

By: \_\_\_\_\_  
Meredith DeBruin  
City Clerk

Date of Authentication: \_\_\_\_\_, \_\_\_\_\_

### CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes of the issue authorized by the within-mentioned Resolution of the City of Sheboygan, Sheboygan County, Wisconsin.

BOND TRUST SERVICES CORPORATION

By \_\_\_\_\_  
Authorized Signatory

COPY

## ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

\_\_\_\_\_  
(Name and Address of Assignee)

\_\_\_\_\_  
(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints \_\_\_\_\_, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: \_\_\_\_\_

Signature Guaranteed:

\_\_\_\_\_  
(e.g. Bank, Trust Company  
or Securities Firm)

\_\_\_\_\_  
(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

\_\_\_\_\_  
(Authorized Officer)

**CITY OF SHEBOYGAN  
RESOLUTION 65-25-26**

**BY ALDERPERSONS MITCHELL AND PERRELLA.**

**JULY 14, 2025.**

A RESOLUTION Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$2,305,000 Taxable General Obligation Promissory Notes, Series 2025B.

WHEREAS, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City of Sheboygan, Sheboygan County, Wisconsin (the "City") to raise funds for public purposes, including paying the cost of the purchase of property in the City's Tax Incremental District 21 (the "Project");

WHEREAS, the Common Council hereby finds and determines that the Project is within the City's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the City is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes for such public purposes;

WHEREAS, due to certain provisions contained in the Internal Revenue Code of 1986, as amended, it is necessary to issue the general obligation promissory notes on a taxable rather than a tax-exempt basis;

WHEREAS, it is the finding of the Common Council that it is in the best interest of the City to direct its financial advisor, Ehlers & Associates, Inc. ("Ehlers"), to take the steps necessary for the City to offer and sell the taxable general obligation promissory notes (the "Notes") at public sale and to obtain bids for the purchase of the Notes; and

WHEREAS, in order to facilitate the sale of the Notes in a timely manner, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City to delegate to either the City Administrator or the Finance Director/Treasurer (each an "Authorized Officer") the authority to accept on behalf of the City the bid for the Notes that results in the lowest true interest cost for the Notes (the "Proposal") and meets the terms and conditions provided for in this Resolution by executing a certificate in substantially the form attached hereto as Exhibit A and incorporated herein by reference (the "Approving Certificate").

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Authorization and Sale of the Notes; Parameters. For the purpose of paying costs of the Project, the City is authorized to borrow pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of not to exceed TWO MILLION THREE HUNDRED FIVE THOUSAND DOLLARS (\$2,305,000) upon the terms and subject to the conditions set forth in this Resolution. Subject to satisfaction of the condition set forth in Section 14 of this Resolution, the Mayor and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the financial institution that submitted the Proposal (the "Purchaser") for, on



behalf of and in the name of the City, Notes aggregating the principal amount of not to exceed TWO MILLION THREE HUNDRED FIVE THOUSAND DOLLARS (\$2,305,000). The purchase price to be paid to the City for the Notes shall not be less than 98.75% nor more than 110.00% of the principal amount of the Notes.

Section 2. Terms of the Notes. The Notes shall be designated "Taxable General Obligation Promissory Notes, Series 2025B"; shall be issued in the aggregate principal amount of up to \$2,305,000; shall be dated as of their date of issuance; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall mature or be subject to mandatory redemption on the dates and in the principal amounts set forth below, provided that the principal amount of each maturity or mandatory redemption amount may be increased or decreased by up to \$75,000 per maturity or mandatory redemption amount. The schedule below assumes the Notes are issued in the aggregate principal amount of \$2,305,000.

<u>Date</u>	<u>Principal Amount</u>
04-01-2029	\$ 85,000
04-01-2030	90,000
04-01-2031	95,000
04-01-2032	100,000
04-01-2033	105,000
04-01-2034	110,000
04-01-2035	115,000
04-01-2036	120,000
04-01-2037	130,000
04-01-2038	135,000
04-01-2039	145,000
04-01-2040	155,000
04-01-2041	165,000
04-01-2042	170,000
04-01-2043	185,000
04-01-2044	195,000
04-01-2045	205,000

Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2026. The true interest cost on the Notes (computed taking the Purchaser's compensation into account) shall not exceed 6.50%. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board.

Section 3. Redemption Provisions. The Notes shall be subject to optional redemption as set forth on the Approving Certificate. If the Proposal specifies that certain of the Notes shall be subject to mandatory redemption, the terms of such mandatory redemption shall be set forth on an attachment to the Approving Certificate labeled as Schedule MRP. Upon the optional redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in the Approving Certificate in such manner as the City shall direct.

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2025 through 2044 for the payments due in the years 2026 through 2045 in the amounts as are sufficient to meet the principal and interest payments when due.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for Taxable General Obligation Promissory Notes, Series 2025B" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the City at the time of delivery of and payment for the Notes; (ii) any premium which may be received by the City above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account.

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the City, unless the Common Council directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the City and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 9. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by Bond Trust Services Corporation, which is hereby appointed as the City's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The City hereby authorizes the Mayor and City Clerk or other appropriate officers of the City to enter into a Fiscal Agency Agreement between the City and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Section 67.10(2)(a) to (j), Wisconsin Statutes, where applicable, with respect to the Notes.

Section 10. Persons Treated as Owners; Transfer of Notes. The City shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Mayor and City Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 11. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the City at the close of business on the Record Date.

Section 12. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the City Clerk or other authorized representative of the City is authorized and directed to execute and deliver to DTC on behalf of the City to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the City Clerk's office.

Section 13. Payment of Issuance Expenses. The City authorizes the Purchaser to forward the amount of the proceeds of the Notes allocable to the payment of issuance expenses to a financial institution selected by Ehlers at Closing for further distribution as directed by Ehlers.

Section 14. Condition on Issuance and Sale of the Notes. The issuance of the Notes and the sale of the Notes to the Purchaser are subject to approval by an Authorized Officer of the principal amount, definitive maturities, redemption provisions, interest rates and purchase price for the Notes, which approval shall be evidenced by execution by an Authorized Officer of the Approving Certificate.

The Notes shall not be issued, sold or delivered until this condition is satisfied. Upon satisfaction of this condition, an Authorized Officer is authorized to execute a Proposal with the Purchaser providing for the sale of the Notes to the Purchaser.

Section 15. Official Statement. The Common Council hereby directs an Authorized Officer to approve the Preliminary Official Statement with respect to the Notes and deem the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by an Authorized Officer or other officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 16. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the Mayor and City Clerk, or other officer of the City charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 17. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 18. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The Mayor and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Mayor and City Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 19. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Common Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

## EXHIBIT A TO RESOLUTION

## APPROVING CERTIFICATE

The undersigned [City Administrator] [Finance Director/Treasurer] of the City of Sheboygan, Sheboygan County, Wisconsin (the "City"), hereby certifies that:

1. Resolution. On July 21, 2025, the Common Council of the City adopted a resolution (the "Resolution") authorizing the issuance and establishing parameters for the sale of not to exceed \$2,305,000 Taxable General Obligation Promissory Notes, Series 2025B of the City (the "Notes") after a public sale and delegating to me the authority to approve the Preliminary Official Statement, to approve the purchase proposal for the Notes, and to determine the details for the Notes within the parameters established by the Resolution.

2. Proposal; Terms of the Notes. On the date hereof, the Notes were offered for public sale and the bids set forth on the Bid Tabulation attached hereto as Schedule I and incorporated herein by this reference were received. The institution listed first on the Bid Tabulation, \_\_\_\_\_ (the "Purchaser") offered to purchase the Notes in accordance with the terms set forth in the Proposal attached hereto as Schedule II and incorporated herein by this reference (the "Proposal"). Ehlers & Associates, Inc. recommends the City accept the Proposal. The Proposal meets the parameters and conditions established by the Resolution and is hereby approved and accepted.

The Notes shall be issued in the aggregate principal amount of \$\_\_\_\_\_, which is not more than the \$2,305,000 approved by the Resolution, and shall mature on April 1 of each of the years and in the amounts and shall bear interest at the rates per annum as set forth in the Pricing Summary attached hereto as Schedule III and incorporated herein by this reference. The amount of each annual principal or mandatory redemption payment due on the Notes is not more than \$75,000 more or less per maturity or mandatory redemption amount than the schedule included in the Resolution as set forth below:

<u>Date</u>	<u>Resolution Schedule</u>	<u>Actual Amount</u>
04-01-2029	\$ 85,000	\$ _____
04-01-2030	90,000	_____
04-01-2031	95,000	_____
04-01-2032	100,000	_____
04-01-2033	105,000	_____
04-01-2034	110,000	_____
04-01-2035	115,000	_____
04-01-2036	120,000	_____
04-01-2037	130,000	_____
04-01-2038	135,000	_____
04-01-2039	145,000	_____
04-01-2040	155,000	_____
04-01-2041	165,000	_____
04-01-2042	170,000	_____

<u>Date</u>	<u>Resolution Schedule</u>	<u>Actual Amount</u>
04-01-2043	\$185,000	\$ _____
04-01-2044	195,000	_____
04-01-2045	205,000	_____

The true interest cost on the Notes (computed taking the Purchaser's compensation into account) is \_\_\_\_\_%, which is not in excess of 6.50%, as required by the Resolution.

3. Purchase Price of the Notes. The Notes shall be sold to the Purchaser in accordance with the terms of the Proposal at a price of \$\_\_\_\_\_, plus accrued interest, if any, to the date of delivery of the Notes, which is not less than 98.75% nor more than 110.0% of the principal amount of the Notes, as required by the Resolution.

4. Redemption Provisions of the Notes. The Notes maturing on April 1, \_\_\_\_\_ and thereafter are subject to redemption prior to maturity, at the option of the City, on April 1, \_\_\_\_\_ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption. [The Proposal specifies that [some of] the Notes are subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Schedule MRP and incorporated herein by this reference.]

5. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same respectively falls due, the full faith, credit and taxing powers of the City have been irrevocably pledged and there has been levied on all of the taxable property in the City, pursuant to the Resolution, a direct, annual irrepealable tax in an amount and at the times sufficient for said purpose. Such tax shall be for the years and in the amounts set forth on the debt service schedule attached hereto as Schedule IV.

6. Preliminary Official Statement. The Preliminary Official Statement with respect to the Notes is hereby approved and deemed "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934.

7. Approval. This Certificate constitutes my approval of the Proposal, and the principal amount, definitive maturities, interest rates, purchase price and redemption provisions for the Notes and the direct annual irrepealable tax levy to repay the Notes, in satisfaction of the parameters set forth in the Resolution.

IN WITNESS WHEREOF, I have executed this Certificate on \_\_\_\_\_, 2025 pursuant to the authority delegated to me in the Resolution.

\_\_\_\_\_  
 [Casey Bradley] [Kaitlyn Krueger]  
 [City Administrator] [Finance Director/Treasurer]



SCHEDULE I TO APPROVING CERTIFICATE

Bid Tabulation

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE II TO APPROVING CERTIFICATE

Proposal

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE III TO APPROVING CERTIFICATE

Pricing Summary

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

SCHEDULE IV TO APPROVING CERTIFICATE

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Ehlers & Associates, Inc. and incorporated into the Certificate.

(See Attached)

COPY

**[SCHEDULE MRP**

**Mandatory Redemption Provision**

The Notes due on April 1, \_\_\_\_, \_\_\_\_, and \_\_\_\_ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on April 1 of each year the respective amount of Term Bonds specified below:

**For the Term Bonds Maturing on April 1, 20**

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

**For the Term Bonds Maturing on April 1, 20**

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

**For the Term Bonds Maturing on April 1, 20**

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

**For the Term Bonds Maturing on April 1, 20**

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)]

## EXHIBIT B TO RESOLUTION

(Form of Note)

REGISTERED UNITED STATES OF AMERICA DOLLARS  
STATE OF WISCONSIN  
SHEBOYGAN COUNTY  
NO. R-\_\_\_\_ CITY OF SHEBOYGAN \$\_\_\_\_\_  
TAXABLE GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2025B

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:  
April 1, \_\_\_\_\_ September 18, 2025 \_\_\_\_\_% \_\_\_\_\_

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: \_\_\_\_\_ THOUSAND DOLLARS  
(\$\_\_\_\_\_)

FOR VALUE RECEIVED, the City of Sheboygan, Sheboygan County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2026 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by Bond Trust Services Corporation (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of \$\_\_\_\_\_, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for public purposes, including paying the cost of the purchase of property in the City's Tax Incremental District 21, as authorized by a resolution adopted on July 21, 2025 as supplemented by an Approving Certificate, dated \_\_\_\_\_, \_\_\_\_\_ [(the "Approving

Certificate"))] (collectively, the "Resolution"). Said Resolution is recorded in the official minutes of the Common Council for said date.

The Notes maturing on April 1, \_\_\_\_\_ and thereafter are subject to redemption prior to maturity, at the option of the City, on April 1, \_\_\_\_\_ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Notes maturing in the years \_\_\_\_\_ are subject to mandatory redemption by lot as provided in the Approving Certificate, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the City appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the Record Date,

(ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of \$5,000 or any integral multiple thereof.

This Note shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the City of Sheboygan, Sheboygan County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF SHEBOYGAN  
SHEBOYGAN COUNTY, WISCONSIN

By: \_\_\_\_\_  
Ryan Sorenson  
Mayor

(SEAL)

By: \_\_\_\_\_  
Meredith DeBruin  
City Clerk



Date of Authentication: \_\_\_\_\_, \_\_\_\_\_

### CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes of the issue authorized by the within-mentioned Resolution of the City of Sheboygan, Sheboygan County, Wisconsin.

BOND TRUST SERVICES CORPORATION

By \_\_\_\_\_  
Authorized Signatory

COPY

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

\_\_\_\_\_  
(Name and Address of Assignee)

\_\_\_\_\_  
(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints \_\_\_\_\_, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: \_\_\_\_\_

Signature Guaranteed:

\_\_\_\_\_  
(e.g. Bank, Trust Company  
or Securities Firm)

\_\_\_\_\_  
(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

\_\_\_\_\_  
(Authorized Officer)

**CITY OF SHEBOYGAN**

**R. O. 8-25-26**

**BY CITY CLERK.**

**MAY 5, 2025.**

Submitting a Notice of Claim from Society Insurance for alleged injuries to their insured  
Therese Weaver.

**CITY OF SHEBOYGAN  
R. C. 267-24-25**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**APRIL 14, 2025.**

Your Committee to whom was referred R. C. No. 254-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 40-23-24 by City Clerk submitting a notice of claim from Gregory R. Robinson for alleged injuries from a fall; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

_____	_____
_____	_____
_____	_____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_.

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. C. 254-23-24**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**APRIL 15, 2024.**

Your Committee to whom was referred R. O. No. 40-23-24 by City Clerk submitting a notice of claim from Gregory R. Robinson for alleged injuries from a fall; recommends referring to the Finance and Personnel Committee of the 2024-2025 council year.

Committee:

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PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

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Presiding Officer

Attest

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Ryan Sorenson, Mayor, City of  
Sheboygan

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Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. O. 40-23-24**

**BY CITY CLERK.**

**SEPTEMBER 18, 2023.**

Submitting a notice of claim from Gregory R. Robinson for alleged injuries from a fall.

**CITY OF SHEBOYGAN  
R. C. 268-24-25**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**APRIL 14, 2025.**

Your Committee to whom was referred R. C. No. 251-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 9-23-24 by City Clerk submitting a Notice of Injury from Jacobs Injury Law, S.C. regarding alleged injuries to their client, Robert Autman; recommends referring document to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

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PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

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Presiding Officer

Attest

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Ryan Sorenson, Mayor, City of  
Sheboygan

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Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. C. 251-23-24**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**APRIL 15, 2024.**

Your Committee to whom was referred R. O. No. 9-23-24 by City Clerk submitting a Notice of Injury from Jacobs Injury Law, S.C. regarding alleged injuries to their client, Robert Autman; recommends referring document to the Finance and Personnel Committee of the 2024-2025 council year.

Committee:

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PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

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Presiding Officer

Attest

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Ryan Sorenson, Mayor, City of  
Sheboygan

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Meredith DeBruin, City Clerk, City of  
Sheboygan



II

R. O. No. 9 - 23 - 24. By CITY CLERK. June 5, 2023.

Submitting a Notice of Injury from Jacobs Injury Law, S.C. regarding alleged injuries to their client, Robert Autman.

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CITY CLERK

FHP

**CITY OF SHEBOYGAN  
R. C. 269-24-25**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**APRIL 14, 2025.**

Your Committee to whom was referred R. C. No. 261-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 103-23-24 by City Clerk submitting a Notice of Injury from Attorney Jordan P. Blad representing Douglas C. Diedrichs; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

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PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

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Presiding Officer

Attest

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Ryan Sorenson, Mayor, City of  
Sheboygan

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Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. C. 261-23-24**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**APRIL 15, 2024.**

Your Committee to whom was referred R. O. No. 103-23-24 by City Clerk submitting a Notice of Injury from Attorney Jordan P. Blad representing Douglas C. Diedrichs; recommends referring to the Finance and Personnel Committee of the 2024-2025 council year.

Committee:

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PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

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Presiding Officer

Attest

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Ryan Sorenson, Mayor, City of  
Sheboygan

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Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. O. 103-23-24**

**BY CITY CLERK.**

**FEBRUARY 5, 2024.**

Submitting a Notice of Injury from Attorney Jordan P. Blad representing Douglas C. Diedrichs.

**CITY OF SHEBOYGAN  
R. C. 270-24-25**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**APRIL 14, 2025.**

Your Committee to whom was referred R. C. No. 263-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 127-23-24 by City Clerk submitting a claim from Irma Reyes and Jorge Martinez for alleged injuries due to an accident; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

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_____	_____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_.

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. C. 263-23-24**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**APRIL 15, 2024.**

Your Committee to whom was referred R. O. No. 127-23-24 by City Clerk submitting a claim from Irma Reyes and Jorge Martinez for alleged injuries due to an accident; recommends referring to the Finance and Personnel Committee of the 2024-2025 council year.

Committee:

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PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

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Presiding Officer

Attest

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Ryan Sorenson, Mayor, City of  
Sheboygan

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Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. O. 127-23-24**

**BY CITY CLERK.**

**MARCH 18, 2024.**

Submitting a claim from Irma Reyes and Jorge Martinez for alleged injuries due to an accident.

**CITY OF SHEBOYGAN  
R. C. 272-24-25**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**APRIL 14, 2025.**

Your Committee to whom was referred R. O. No. 30-24-25 by City Clerk submitting a Notice of Injury by Attorney Jordan P. Blad for Phillip Link for alleged injuries that occurred on the Taylor Drive Multi-use Pathway; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

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_____	_____
_____	_____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_.

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan



**CITY OF SHEBOYGAN  
R. O. 30-24-25**

**BY CITY CLERK.**

**JULY 15, 2024.**

Submitting a Notice of Injury submitted by Attorney Jordan P. Blad for Phillip Link for alleged injuries that occurred on the Taylor Drive Multi-use Pathway.

**CITY OF SHEBOYGAN  
R. C. 273-24-25**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**APRIL 14, 2025.**

Your Committee to whom was referred R. O. No. 42-24-25 by City Clerk submitting a Summons and Complain in the matter of Shirley Winkleman vs. Sheboygan Police Department; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

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_____	_____
_____	_____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_.

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. O. 42-24-25**

**BY CITY CLERK.**

**AUGUST 5, 2024.**

Submitting a Summons and Complain in the matter of Shirley Winkleman vs.  
Sheboygan Police Department.

**CITY OF SHEBOYGAN  
R. C. 274-24-25**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**APRIL 14, 2025.**

Your Committee to whom was referred R. O. No. 65-24-25 by City Clerk submitting a Notice of Claim from C. Norris Law Group in regards to alleged personal injuries and civil rights violations of Tommie Dixon; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

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_____	_____
_____	_____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_.

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. O. 65-24-25**

**BY CITY CLERK.**

**OCTOBER 7, 2024.**

Submitting a Notice of Claim from C. Norris Law Group in regards to alleged personal injuries and civil rights violations of Tommie Dixon.

**CITY OF SHEBOYGAN  
R. C. 275-24-25**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**APRIL 14, 2025.**

Your Committee to whom was referred R. O. No. 54-24-25 by City Clerk submitting a notice of claim from Nora Gerber for alleged injuries resulting from a fall on the boardwalk; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

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PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

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Presiding Officer

Attest

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Ryan Sorenson, Mayor, City of  
Sheboygan

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Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. O. 54-24-25**

**BY CITY CLERK.**

**SEPTEMBER 16, 2024.**

Submitting a notice of claim from Nora Gerber for alleged injuries resulting from a fall on the boardwalk.

**CITY OF SHEBOYGAN  
R. C. 279-24-25**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**APRIL 14, 2025.**

Your Committee to whom was referred R. O. No. 97-24-25 by City Clerk submitting a Summons and Complaint in the matter of Planet Home Lending, LLC. vs. Breanna Crump et al; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

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PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

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Presiding Officer

Attest

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Ryan Sorenson, Mayor, City of  
Sheboygan

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Meredith DeBruin, City Clerk, City of  
Sheboygan



**CITY OF SHEBOYGAN  
R. O. 97-24-25**

**BY CITY CLERK.**

**JANUARY 6, 2025.**

Submitting a Summons and Complaint in the matter of Planet Home Lending, LLC vs.  
Breanna Crump et al.

**CITY OF SHEBOYGAN  
R. C. 280-24-25**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**APRIL 14, 2025.**

Your Committee to whom was referred R. O. No. 107-24-25 by City Clerk submitting a Notice of Circumstances in the matter of Nathan Jackson, by his attorneys, Sperling Law offices LLC; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

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PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

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Presiding Officer

Attest

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Ryan Sorenson, Mayor, City of  
Sheboygan

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Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. O. 107-24-25**

**BY CITY CLERK.**

**FEBRUARY 3, 2025.**

Submitting a Notice of Circumstances in the matter of Nathan Jackson, by his attorneys,  
Sperling Law offices LLC.

**CITY OF SHEBOYGAN  
RESOLUTION 26-25-26  
DIRECT REFERRAL TO FINANCE AND PERSONNEL COMMITTEE.**

**BY ALDERPERSON MITCHELL AND PERRELLA.**

**JUNE 9, 2025.**

A RESOLUTION authorizing entering into a Tax Incremental District Development Agreement with North Sixth Seventh, LLC for the development of the former Aurora Sheboygan Memorial Medical Center site located at 2629 North 7th Street.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute the Tax Incremental District Development Agreement between North Sixth Seventh, LLC and the City of Sheboygan, a copy of which is attached hereto and incorporated herein.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_  
Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

## **TAX INCREMENTAL DISTRICT DEVELOPMENT AGREEMENT**

THIS TAX INCREMENTAL DISTRICT DEVELOPMENT AGREEMENT (the “**Agreement**”) is entered into as of June 16, 2025 (the “**Effective Date**”) by and among the CITY OF SHEBOYGAN (the “**City**”), a Wisconsin municipal corporation, and North Sixth Seventh, LLC, a Wisconsin limited liability company (“**Developer**”).

### **RECITALS**

A. The City intends to create Tax Incremental District No. 25 (“**District**”) as a rehabilitation tax increment district under the City’s proposed project plan (the “**Project Plan**”) in order to finance various project costs within the District subject to approvals by the City’s Common Council and the Joint Review Board for the District pursuant to Wis. Stat. § 66.1105 (the “**TI Act**”) and applicable provisions of Wis. Stat. § 66.1337 for an urban renewal project.

B. The City owns seven (7) acres of land located within the boundaries of the District shown in Exhibit A attached hereto and incorporated herein by reference (the “**Property**”), and the City intends to convey the Property to Developer pursuant to the terms of this Agreement.

C. Developer, pursuant to the terms and conditions of this Agreement, is obligated to, among other things, construct a residential development on the Property consisting of twenty-one (21) single-family houses (the “**Project**”).

D. Developer acknowledges that but for the MRO (as defined below) provided by the City in this Agreement, Developer would not move forward with the Project.

E. The City believes it is appropriate to use tax increments from the District to provide for, among other things, the MRO for the benefit of the District to facilitate development and redevelopment within the District.

F. The City further believes that the Project, as described in this Agreement, is in the best interests of the City and its residents and is reasonably consistent with the public purposes and the development expectations of the City, including, but not limited to, expanding housing, tax base and employment opportunities within the City.

NOW, THEREFORE, the City and Developer, in consideration of the terms and conditions contained in this Agreement and for other good and valuable consideration, the receipt of which is hereby acknowledged, each agrees as follows:

### **AGREEMENT**

#### **ARTICLE I – REQUIRED INFORMATION; DISTRICT CREATION; TERMINATION**

**1.1 Required Information.** The City shall have no obligations under this Agreement, and shall have the right to terminate this Agreement in accordance with the provisions of Section 1.3 below, if the Required Information (as defined below) has not been timely provided by the Developer to the City in form and substance reasonably acceptable to the City. On or before

August 1, 2025, Developer shall provide to the City the following required information related to the Project (collectively, the “**Required Information**”) and such other documentation as the City may request, both in form and in substance acceptable to the City:

- (a) A schedule for the construction of Developer Improvements (as defined below) and identifying the following for the Project:
  - (i) Intended commencement and completion date,
  - (ii) Reasonably estimated costs associated with the construction, and
  - (iii) Reasonably estimated value, upon completion, of the intended improvements to be constructed on the Property.
- (b) An estimated cost breakdown and construction budget summary listing the intended cost of each improvement and construction expense for the Project, including, without limitation, all hard costs and soft costs, and the cost breakdown and budget shall be certified in writing by Developer and Developer’s general contractor.
- (c) Documentation confirming that Developer has complied with all necessary federal, state, county, and municipal laws, ordinances, rules, regulations, directives, orders, and requirements necessary to obtain the governmental approvals relating to the Project. Developer shall also provide copies of all approvals by all applicable government bodies and agencies (including, without limitation, municipal or state issued building permits for the Project).
- (d) A copy of the final construction plans and complete specifications for the intended construction related to the Project that are consistent with the provisions of this Agreement (the “**Final Plans**”). The Final Plans must be certified as final and complete and be signed by Developer, the consulting engineer, architect and the general contractor (as applicable) and approved by the City in writing.
- (e) All documents authorizing the construction and financing of the Project and directing the appropriate officer of Developer to execute and deliver this Agreement, the Offer and all other agreements, documents and contracts required to be executed by it in connection with the transactions which are the subject of this Agreement (including, without limitation, authorizing resolutions of Developer).

On or before the Effective Date, Developer shall provide the City with all documents authorizing the appropriate officer of Developer to execute and deliver this Agreement (including, without limitation, authorizing resolutions of Developer).

**1.2 Creation of the District.** Subsequent to the Effective Date, the City shall make good faith efforts to create the District by initiating and reasonably pursuing the statutory process for the creation of a tax incremental district pursuant to the TI Act.

### 1.3 **Termination Rights.**

(a) **City Termination Rights.** If the City does not receive the approval of the District and the Project Plan by the City Council and the Joint Review Board, as required by Sections 66.1105(4) and 66.1105(4m) of the TI Act, on or before July 1, 2025, the City shall have the right to terminate this Agreement and shall have no obligation to perform any act under this Agreement (including, without limitation, issuing the MRO). If Developer fails to fully and timely provide the Required Information, as determined in the sole discretion of the City, the Developer shall be in Default under this Agreement. If Developer does not provide such Required Information within thirty (30) calendar days after the City provides Developer written notice of such Default(s), the City shall have the right to terminate this Agreement and shall have no obligation to perform any act under this Agreement (including, without limitation, issuing the MRO).

(b) **Developer Termination Rights.** If on or before June 30, 2025: (i) the District is not created; or (ii) Developer has not received the City's approval of the Final Plans, then Developer shall have from August 1, 2025 to and including August 15, 2025 (the "**Developer Termination Period**") to terminate this Agreement. If Developer does not terminate this Agreement during the Developer Termination Period, then Developer is deemed to have waived Developer's right to terminate this Agreement. If the District is not created or Developer has not received the City's approval of the Final Plans on or before June 30, 2025 and Developer terminates this Agreement during the Developer Termination Period, then neither Developer nor the City shall: (i) be in Default under this Agreement, or (ii) have any obligation to perform any act under this Agreement.

(c) Notwithstanding any provision herein to the contrary, if the District is timely created or the conditions for the Developer Termination Period are satisfied but Developer does not terminate this Agreement during the Developer Termination Period and Developer wishes to terminate this Agreement prior to the earlier of: (i) September 1, 2025, or (ii) the delivery of the Commencement Notice to the City, Developer may terminate this Agreement provided Developer: (A) delivers to the City copies of all due diligence reports and related materials Developer received on the Property, and (B) reimburses the City for all costs and expenses incurred or to be incurred by the City with regard to the preparation, drafting and negotiation of this Agreement (including, without limitation, all attorneys' fees and costs).

## **ARTICLE II – CONVEYANCE OF THE PROPERTY**

**2.1 Property to be Conveyed.** Subject to the terms and conditions set forth in this Agreement (including, without limitation, ARTICLE I above), the City agrees to convey the Property and all improvements thereon to Developer as set forth in this Agreement.

**2.2 General Terms and Conditions.** The conveyance that transfers the Property to Developer shall be subject to the following terms and conditions:

(a) The Property shall be conveyed by special warranty deed in the form and substance attached hereto as Exhibit B (the "**Special Warranty Deed**") with good and

marketable title, free and clear of all liens, security interests, mortgages or encumbrances of any kind, except for municipal and zoning ordinances and agreements entered into under them, recorded easements, recorded building and use restrictions and covenants, the property tax exemption restriction and transfer restriction set forth in this Agreement (see Sections 2.4, 8.2 and 8.3 below) and the permitted encumbrances on the Property as set forth on Exhibit C attached hereto (collectively, the “**Permitted Encumbrances**”); provided, however, that the City, at the City’s sole cost and expense, shall make good faith efforts to terminate or relocate the utility easements listed as Permitted Encumbrances in paragraphs 19 and 22 in Exhibit C (the “**Interfering Easements**”) so such easements no longer interfere with the Developer Improvements and the Project, but, for the avoidance of any doubt, the City’s inability to relocate or terminate the Interfering Easements shall not be a Default by the City under this Agreement;

(b) Title to the Property shall be insured by a policy of title insurance, or a binding commitment for such a title policy, that covers all of the Property and will be effective as of the Closing Date (as hereinafter defined) and insure the quality of title of the subject property as provided in Section 2.2(a) above but subject to standard title insurance exceptions;

(c) Developer shall be responsible for paying all costs related to evidence of title in the form of a commitment for an owner’s policy of title insurance with a gap endorsement, on a current ALTA form issued by a title insurer selected by the City. Further, Developer shall be responsible for obtaining any additional endorsements and paying for all premiums and costs associated with the owner’s policy (and lender’s policy, as applicable) of title insurance covering the property being acquired in such amounts as may be determined by Developer. Each party hereto shall promptly execute and deliver to the other such other documents, certifications and confirmations as may be reasonably required and designated by the title insurer to issue the policies of title insurance described above;

(d) The taxes, assessments and utilities, if any, will be prorated on the Closing Date;

(e) The closing for the conveyance of the Property shall be on: (1) the thirtieth (30<sup>th</sup>) calendar day following the City’s receipt of the Commencement Notice (as defined below); or (2) another date agreed to by the parties in writing (the “**Closing Date**”), provided, in all respects, that there is no Event of Default existing under this Agreement; and

(f) If the City conveys the Property to Developer, all or such portion of the Property (as applicable) is being conveyed “AS-IS, WHERE-IS” and “WITH ALL FAULTS,” and the City is making no representations or warranties, express or implied, with respect to the condition of the subject property or improvements. Developer agrees that Developer is relying exclusively upon Developer’s own inspection of the Property being conveyed and all improvements thereon. **DEVELOPER HEREBY WAIVES ANY AND ALL CLAIMS AGAINST THE CITY, THE CITY’S OFFICERS, OFFICIALS, MANAGERS, EMPLOYEES, ATTORNEYS, AGENTS AND**



**REPRESENTATIVES, INCLUDING, WITHOUT LIMITATION, CLAIMS BASED IN TORT (INCLUDING, BUT NOT LIMITED TO, NEGLIGENCE, STRICT LIABILITY AND STRICT RESPONSIBILITY), IN CONTRACT, IN WARRANTY, IN EQUITY OR UNDER ANY STATUTE, LAW OR REGULATION ARISING DIRECTLY OR INDIRECTLY OUT OF ANY CONDITION OF THE PROPERTY OR IMPROVEMENTS THEREON, EXCEPT TO THE EXTENT SUCH CLAIMS ARISE SOLELY OUT OF THE FRAUD OR INTENTIONAL MISCONDUCT OF THE CITY.**

**2.3 Consideration.** At the time of the closing of the conveyance of the Property by the City to Developer, Developer shall pay to the City a purchase price for the Property in the amount of one dollar (\$1.00).

**2.4 Property Tax Exemption Restriction.** The Special Warranty Deed shall include a covenant affecting the Property conveyed to Developer (and running with the land) that prohibits all current and future owners or users of (including any other party with an interest – whether ownership, leasehold or otherwise – in) the Property from using or permitting the use of all or any portion of the Property in any manner which would render the Property exempt from property taxation.

**2.5 Subsequent Conveyance by Developer.** For the avoidance of any doubt, Developer may convey all or any portion of the Property to any third party, subject to the provisions in Sections 2.4 above and 8.2 below. Notwithstanding the preceding sentence or the conveyance of the Property to a third party or third parties, Developer at all times shall remain fully responsible for all obligations of Developer under this Agreement (including, without limitation all guaranty obligations) and the previous sentence in no way modifies any representations, warranties, covenants or agreements of Developer under this Agreement (including, without limitation, the representations, warranties, covenants or agreements set forth in Sections 8.2 or ARTICLE X below).

### **ARTICLE III - COMMENCEMENT NOTICE AND DEVELOPER IMPROVEMENTS**

**3.1 Commencement Notice.** Developer shall provide a written notice to the City of Developer's intention to commence the Project on or before September 1, 2025 (the "**Commencement Notice**"). To be effective, the Commencement Notice shall be accompanied by, or Developer shall have previously delivered to the City, all of the Required Information. If Developer has not timely exercised Developer's right to terminate this Agreement under Section 1.3(c) above and does not timely provide the Commencement Notice and all of the Required Information to the City, Developer will be deemed to not be ready to develop the Project and be in Default under this Agreement. If Developer does not cure all outstanding Default(s) within thirty (30) calendar days after the City provides Developer written notice of such Default(s), the City shall have no obligation to perform any obligation of the City under this Agreement (including, without limitation, issuing the MRO) and the City may terminate this Agreement.

**3.2 Developer Improvements.** Developer shall undertake, at Developer's own expense, the following improvements, obligations and work on the Property consistent with the

Final Plans and all applicable laws, regulations and ordinances (collectively, the “**Developer Improvements**”):

(a) Developer shall construct and timely complete the Project. Developer shall commence construction of the Project (installing foundations for the first home as depicted in the preliminary site plan attached as Exhibit D) on or before October 1, 2025. Upon such commencement, Developer shall proceed to fully-satisfy and complete all of the improvements, obligations and work set forth in this Section 3.2 with due diligence and without unreasonable delay or interruption (with the exception of force majeure events, if any, as defined in Section 18.10 below). Developer is targeting completion of five (5) single-family homes on or before December 31, 2025, eight (8) additional single-family homes (for a total of thirteen (13) homes) on or before December 31, 2026 and eight (8) additional single-family homes (for a total of twenty-one (21) homes) on or before December 31, 2027 (the “**Completion Date**”). Each home shall be deemed complete once such home is available for occupancy. If Developer does not construct twenty-one (21) single-family homes on or before December 31, 2027, Developer shall be in Default under this Agreement. For the avoidance of any doubt, the targeted completion of five (5) single-family homes on or before December 31, 2025 and eight (8) additional single-family homes (for a total of thirteen (13) homes) on or before December 31, 2026 are targets and failure by Developer to satisfy these targets for 2025 and 2026 timely shall not be a Default under this Agreement. Notwithstanding any provision herein to the contrary, if the City does not successfully relocate or terminate the Interfering Easements as contemplated in Section 2.2(a) above by December 31, 2026, then the total number of single-family houses to be completed by Developer under this Agreement may be reduced from twenty-one (21) to nineteen (19) and no single-family houses will be required to be built on Lots 10 and 20 as shown on the preliminary site plan in Exhibit D. For the avoidance of any doubt, the potential reduction of single-family homes required in this Agreement pursuant to the express conditions set forth in the immediately preceding sentence does not impact the targeted completion numbers for single-family houses to be built in 2025 or 2026 and only impacts the total number to be completed by the end of 2027.

(b) Developer shall promptly pay for all applicable City impact fees and charges related to the Project.

(c) Developer shall be responsible for all landscaping on the Property, including, without limitation, trees, shrubs, seeding or sod related to the Project.

(d) Developer shall install, or have installed, all electric, gas, fiber-optic, telephone and cable services and all improvements for the use and operation of the Project.

(e) Developer shall install, or have installed, all sanitary sewer and water laterals on the Property, as well as connections of such laterals to new or existing sewer and water mains.

(f) Developer shall install, or have installed, all storm water drainage systems and facilities on the Property, including drain tiles, pipes, detention ponds and retention ponds, consistent with all applicable laws, regulations and specifications for such systems and facilities.

(g) Developer shall be responsible for all erosion control measures related to Project and the construction of all improvements on the Property.

(h) Developer shall be responsible for all costs related to the work to be performed by Developer under this Agreement, including, but not limited to, all applicable engineering, inspections, materials, labor, permit, impact, license and any and all other fees.

The obligations on Developer under this Agreement shall be deemed covenants running with the land and shall be applicable to Developer's successors and assigns and all other persons or entities acquiring any interest in the Property during the term of the District.

**3.3 Progress and Quality of Work.** Upon commencement of the Developer Improvements, Developer shall proceed to the full completion of the Developer Improvements with due diligence and without delay or interruption with the exception of force majeure events, if any, as defined in Section 18.10 below. Subject to the foregoing, completion of the Project shall occur on or before the Completion Date. All work to be performed by or on behalf of Developer related to the Project shall be performed in a good and workmanlike manner, consistent with the prevailing industry standards for such work in the area of the City

**3.4 Compliance Obligations.** All of the Developer Improvements shall be completed in accordance with all applicable laws, regulations, ordinances and building and zoning codes and Developer shall, at Developer's cost, obtain and maintain all necessary permits and licenses for the Developer Improvements.

**3.5 Indemnification and Insurance Required of Private Contractors.** Developer hereby expressly agrees to indemnify and hold the City harmless from and against all claims, costs and liability related to any damage to the Property or injury or death to persons caused by Developer's performance of the Developer Improvements or any other work required of Developer under this Agreement, unless the cause is due to the willful misconduct by the City.

**3.6 Compliance with Law.** Developer shall comply with all applicable laws, ordinances, and regulations in effect at the time of final approval when fulfilling its obligations under this Agreement. When necessary to protect the public health, safety or welfare, Developer shall be subject to any applicable laws, ordinances and regulations that become effective after approval.

**3.7 Payment of Taxes.** Developer shall timely pay and discharge all taxes, assessments and other governmental charges upon the Property when due.

**3.8 Time is of the Essence.** Time is of the essence with reference to Developer's obligation to commence and complete the Developer Improvements. Developer acknowledges that the timely performance of its respective work under this Agreement is critical to the collection

of the tax increment upon which the parties are relying for the performance of their respective obligations under this Agreement.

**3.9 Reconstruction.** Until the District is closed, in the event of any casualty, loss or damage to the improvements on the Property owned by Developer (or by any entity affiliated with Developer in any way or with a common owner/owners or member/members as Developer or any entity affiliated with Developer in any way), Developer shall proceed with the repair and replacement of such improvements on such Property affected by such a loss or damage and restore such improvements to at least the condition and quality that such improvements were in, and with an equalized value at least equal to the equalized value, immediately prior to the casualty, loss or damage (each an “**Uncured Casualty Loss**”). Subject to force majeure delays, in no event shall Developer take longer than one hundred eighty (180) calendar days after the date of a loss or damage to restore the affected improvements. If Developer fails to timely comply with all of the requirements in this Section 3.9, Developer shall be in Default under this Agreement and the City shall be entitled to the remedies set forth in this Agreement and available in equity or applicable law.

#### ARTICLE IV– DEVELOPER GUARANTY AND OBLIGATIONS

**4.1 Guaranteed Value.** The parties anticipate that, upon completion, the currently contemplated land and improvements related to the Project will have an equalized value for purposes of real property assessment (“**Equalized Value**”) of not less than Eight Million Dollars (\$8,000,000.00; the “**Guaranteed Value**”) by December 31, 2027. If, and only if, the City does not successfully relocate or terminate the Interfering Easements as contemplated in Section 2.2(a) above and the total number of single-family houses to be completed by Developer under this Agreement is reduced from twenty-one (21) to nineteen (19), then, and only then, the Equalized Value and the Guaranteed Value required to be created by December 31, 2027 shall be reduced to Seven Million Two Hundred Thousand Dollars (\$7,200,000.00). As a condition to entering into this Agreement, the City requires that Developer guaranty a minimum Equalized Value for the land and improvements related to the Project. By executing this Agreement, Developer guarantees that, on and after December 31, 2027 (the “**Guaranteed Value Date**”), the Equalized Value of the land and improvements on the Property shall at all times during the life of the District be at least the Guaranteed Value. If the Equalized Value of the Property is less than the Guaranteed Value any time on or after the Guaranteed Value Date, the Developer shall be in Default under this Agreement.

**4.2 Failure to Construct.** If Developer provides a Commencement Notice as required by Section 3.1 but does not timely complete construction of the Project as herein provided, then Developer shall pay to the City all sums incurred by the City with regard to the preparation and drafting of this Agreement and all other sums not recoverable from Tax Increments (as defined below), and be obligated to reconvey any and all portions of the Property owned by Developer (or by any entity affiliated with Developer in any way or with a common owner/owners or member/members as Developer or any entity affiliated with Developer in any way) at such time as follows:

- (a) by Special Warranty Deed;

(b) insured by a policy of title insurance, or a binding commitment for such a title policy, with a gap endorsement, all of which are at the expense of Developer, that will be in the same insurance amounts obtained by Developer in the policy provided under Section 2.2(c) above, effective as of the reconveyance date and insure the quality of title of the Property free and clear of all liens, security interests, mortgages and encumbrances, except for Permitted Encumbrances;

(c) subject to the proration of taxes, utilities and any and all other assessments applicable to the Property being re-conveyed to the City; and

(d) at the time of the closing of the reconveyance of the Property by Developer to the City, the City shall pay to Developer a purchase price for the Property in the amount of one dollar (\$1.00).

All repayments and reconveyances shall be completed within thirty (30) calendar days after Developer's non-performance or Default under this Agreement.

**4.3 Guaranty Obligations.** If on or any time after the Guaranteed Value Date, whether as a result of an Uncured Casualty Loss or otherwise, the Equalized Value of the Property is less than the Guaranteed Value (each a "**Shortfall Event**"), then Developer shall owe the City an amount equal to the difference between (a) the Tax Increment the City otherwise would have received on the Property if the Property's Equalized Value equaled the Guaranteed Value, and (b) the Tax Increment received by the City in the year a Shortfall Event occurs (such difference between (a) and (b) being referred to herein as the "**Tax Increment Shortfall**"). For the avoidance of any doubt, a Shortfall Event shall be a Default under this Agreement but the payment by Developer to the City of the applicable Tax Increment Shortfall amount shall cure such Shortfall Event and Default. If a Tax Increment Shortfall is owed to the City, then unless and until the Equalized Value of the Property increases to at least the Guaranteed Value, for each January 1 following a Shortfall Event, that the Equalized Value of the Property is less than the Guaranteed Value, Developer shall pay to the City an amount equal to the Tax Increment Shortfall for such calendar year. If and when the Equalized Value of the Property as of any January 1 is equal to or greater than the Guaranteed Value: (i) no further January 1 assessment valuations shall occur or be required, and (ii) no Tax Increment Shortfall payment obligation shall be incurred for such year or any year thereafter, unless a new Shortfall Event occurs. If a Tax Increment Shortfall continues through the closing of the District, no further Equalized Value assessment calculations shall occur and no further Tax Increment Shortfall payment obligations of Developer shall arise after the District is closed. Developer agrees that it shall not, and hereby waives any right to, during the life of the District, challenge the assessed value of the Property below the Guaranteed Value. Nothing in this Agreement shall prevent Developer from imposing restrictive covenants on the Property that would obligate future owners of portions of the Property to rebuild improvements after a casualty loss on such portions of the Property to at least the equalized value of such improvements immediately prior to the casualty loss.

**4.4 Payment of Tax Increment Shortfall.** Any Tax Increment Shortfall payment due to the City shall be deducted from any MRO payment (otherwise due Developer but for the Default) from the City during the year in which the Tax Increment Shortfall payment obligation arises. If the Tax Increment Shortfall payment exceeds the amount of such MRO

payment, Developer shall pay to the City an amount equal to the difference between such MRO payment and the Tax Increment Shortfall. If there is no MRO payment due Developer for such year, Developer shall pay to the City the full amount of the Tax Increment Shortfall for such year. Any Tax Increment Shortfall payment due to the City from Developer pursuant to this ARTICLE IV shall be made within ten (10) days of written request for payment by the City.

## ARTICLE V – CITY IMPROVEMENTS

**5.1 City Work.** On or before December 31, 2025, the City shall install the improvements and perform the work to be performed by the City as listed in Exhibit E attached hereto and incorporated by reference (the “**City Improvements**”) as provided in Exhibit E and pursuant to the terms of this Agreement. If the City Improvements are not completed within the timeframes provided in Exhibit E, solely as a result of acts or omissions by the City or any of the City’s contractors (each, a “**City Delay**”), the City shall not be in default under this Agreement but any performance dates applicable to Developer Improvements that require the specific City Improvements (or any of them) to be complete in order to commence or complete such Developer Improvements shall be automatically extended for the same period of time (on a calendar day for calendar day basis) as the City Delay.

## ARTICLE VI – ACCESS, INSPECTIONS AND CONTRACTORS

**6.1 Access and Inspections.** Developer hereby grants to the City, its agents, employees, officials, representatives, contractors and consultants the right to enter upon the Property at all reasonable times (upon reasonable advance notice to Developer) for the City to inspect the Property and the Project.

**6.2 Inspections for City’s Benefit Only.** Each inspection conducted by the City or the City’s agents shall be deemed to have been for the City’s own benefit and shall in no way be construed to be for the benefit of or on behalf of Developer. Developer shall not (and hereby each waives any right to) rely in any way upon such inspections, appraisals or determinations of the City.

**6.3 Contractors and Consulting Engineers.** At any time, the City shall have the right to retain consulting engineers and architects to perform services for the City (which shall be at the City’s expense, unless the City must perform inspections as a result of Developer’s failure to meet the Final Plans then such expenses will be at Developer’s expense) including, without limitation:

- (a) to make periodic inspections with reasonable advance notice to Developer for the purpose of assuring that construction is in accordance with the Final Plans and the requirements of this Agreement;
- (b) to advise the City of the anticipated cost of, and a time for, the completion of construction work; and
- (c) to review and advise the City of any proposed changes in the construction of the Project.

The City's selection of, and reliance upon, the consulting engineers and architects shall not give rise to any liability on the part of the City for the acts or omissions of the consulting engineers or architects or their employees or agents.

Contractors selected for the Project shall be qualified in the City to perform the work, shall be licensed to do business in the State of Wisconsin, shall have experience in providing the type of work and materials required of Developer Improvements, and shall have a good reputation for diligent performance of their obligations under their respective contracts.

## ARTICLE VII – MUNICIPAL REVENUE OBLIGATION

**7.1 Municipal Revenue Obligation.** Pursuant to the terms of this Agreement, the City agrees to issue to Developer, within ninety (90) calendar days after the City's receipt of the Commencement Notice, a non-interest bearing municipal revenue obligation (the "**MRO**"). The amount paid under the MRO shall equal the lesser of: (a) One Million Six Hundred Thousand Dollars (\$1,600,000.00; or if the City does not successfully relocate or terminate the Interfering Easements as contemplated in Section 2.2(a) above and the total number of single-family houses to be completed by Developer under this Agreement is reduced from twenty-one (21) to nineteen (19), then the aforementioned One Million Six Hundred Thousand Dollars (\$1,600,000.00) MRO amount shall be reduced to One Million Four Hundred Forty Thousand Dollars (\$1,440,000.00)), and (b) the sum of all payments made by the City on the MRO during the life of the District but in no event after the Final Payment Date (as defined below).

Except as otherwise provided herein, payments on the MRO will equal the Available Tax Increment in each year appropriated by the City's Common Council until and including the earlier of the date this Agreement is terminated, the date the District is terminated, the Final Payment Date and the date the MRO is paid in full. "**Available Tax Increment**" means an amount equal to the difference between the Tax Increment actually received by the City and appropriated by the City's Common Council in each year less the following (collectively, the "**Priority Project Costs**"): (i) all costs incurred or to be incurred and all debt service payments incurred or to be incurred by the City in a given year for work performed or to be performed with regard to the Project or the Property (including, without limitation, the City Improvements); (ii) the amount of the City's administrative expenses, including, but not limited to, reasonable charges for the time spent by City employees in connection with the negotiation and implementation of this Agreement, (iii) professional service costs, including, but not limited to, those costs incurred by the City for outside architectural, planning, engineering, inspections, financial consulting and legal advice (including, without limitation, attorneys' costs and fees) and services related to the negotiation and implementation of this Agreement, and (iv) other eligible project costs previously incurred by the City in preparation for this Project or to be incurred by the City under the Project Plan, including, without limitation, site acquisition, preparation and costs and expenses related to the Property or the Project provided such eligible project costs are not financed by the debt service referenced in (i) above. Any Priority Project Cost not paid due to insufficient Tax Increment shall be carried forward and paid from Tax Increment in the next year, or if necessary, following years until fully paid. The City and Developer each agrees that, for the purposes of calculating Available Tax Increment only, the Priority Project Costs shall be capped, in the aggregate, at One Million Dollars (\$1,000,000.00). "**Tax Increment**" shall have the meaning given under Wis. Stat. § 66.1105(2)(i)

but shall be limited to the Tax Increment attributable to the Project, the land and improvements on the Property.

Provided that Developer is not in Default under this Agreement, the City shall, subject to annual appropriation of such payment by the City's Common Council, pay the Available Tax Increment, if any, to the holder of the MRO in one annual payment, on or before October 31<sup>st</sup> of each year commencing on October 31, 2027, and continuing to (and including) the earlier of the date the MRO is paid in full or October 31, 2052 (each, a "**Payment Date**"). Notwithstanding the previous sentence, in the event that Developer is in Default on a Payment Date, payment by the City may be suspended until all outstanding Defaults are cured.

To the extent that on any Payment Date the City is unable to make all or part of a payment of principal due on the MRO from such Available Tax Increment due to an absence of adequate Available Tax Increment, non-appropriation by the City's Common Council or otherwise, such failure shall not constitute a default by the City under the MRO. The amount of any such deficiency shall be deferred without interest. The deferred principal shall be due on the next Payment Date on which the City has the ability to payout Available Tax Increment. The term of the MRO and the City's obligation to make payments hereunder shall not extend beyond the earlier of October 31, 2052 (the "**Final Payment Date**") or the date the MRO is paid in full. If the MRO has not been paid in full by the Final Payment Date, then the City shall have no obligation to make further payments on the MRO. Upon the earlier of the date the MRO is paid in full and the Final Payment Date, the MRO shall terminate and the City's obligation to make any payments under the MRO shall be fully discharged, and the City shall have no obligation and incur no liability to make any payments hereunder or under the MRO, after such date.

The MRO shall not be payable from or constitute a charge upon any funds of the City, and the City shall not be subject to any liability thereon or be deemed to have obligated itself to pay thereon from any funds except the Available Tax Increment which has been appropriated for that purpose, and then only to the extent and in the manner herein specified. The MRO is a special, limited revenue obligation of the City and shall not constitute a general obligation of the City. The City will use good faith efforts to annually appropriate the Available Tax Increment for the MRO, until the earlier of the Final Payment Date, the termination of this Agreement or the MRO, or the payment in full of the MRO as provided herein. If Available Tax Increment is received by the City earlier than the first Payment Date, the applicable portion of such increment shall be retained by the City and applied to the first payment subject to appropriation by the City Common Council. Developer shall not have the right to assign the MRO except as set forth therein. Interests in the MRO may not be split, divided or apportioned.

**7.2 MRO Form.** The MRO shall be substantially in the form attached to this Agreement as Exhibit F (which is incorporated herein by reference) and shall be payable in accordance with the terms and conditions set forth in this Agreement and such MRO. In the event of a conflict between the terms of this Agreement and the terms of the MRO, the terms in this Agreement shall prevail. The principal payments shall be payable solely from the Available Tax Increment appropriated by the City. On or about each Payment Date under the MRO, the City shall provide to Developer an accounting identifying the Available Tax Increment, the amount of the payment being made on such Payment Date, and, if applicable, the remaining principal balance due on the MRO after the application of such payment.



**7.3 Issuance of MRO and Payment Limitation.** Provided that Developer is not in Default under this Agreement beyond the applicable cure period (if any), the City will deliver the MRO to Developer within ninety (90) calendar days after the City's receipt of the Commencement Notice. Notwithstanding the previous sentence, in the event that Developer is in Default prior to the City's issuance of the MRO, the City shall not be required to deliver the MRO to Developer until a reasonable time after, but in no event less than thirty (30) calendar days after, all such Defaults are cured, provided each Default is cured within the applicable cure period for such Default. If the City does not timely provide the MRO to Developer, the Developer shall make a written request to the City to deliver the executed MRO within thirty (30) calendar days after the date of such written request by the Developer. The total amount of principal to be paid under the MRO shall in no event exceed the lesser of:

- (a) One Million Six Hundred Thousand Dollars (\$1,600,000, or \$1,440,000 for the reasons contemplated in Section 7.1 above); and
- (b) The sum of all payments made by the City on the MRO during the life of the District but in no event after the Final Payment Date.

The City's obligation to make payments on the MRO is conditioned on the requirement that Developer is not in Default under this Agreement. For the avoidance of any doubt, upon the occurrence of a Default, the City may suspend all payments until the Default is cured and, upon the expiration of all applicable cure periods for such Default, the City may exercise any and all available remedies.

**7.4 Payment of Priority Project Costs and Repayment Schedule.** From the Tax Increment received by the City each year, the City shall first pay the outstanding Priority Project Costs, subject to the cap set forth in Section 7.1 above. The estimated repayment schedule of the MRO shall be set forth in Schedule 1 to the MRO. The City reserves the right to modify the MRO repayment schedule based upon market conditions, applicable Priority Project Costs and the actual and projected Available Tax Increment generated from the Project. The Available Tax Increment held by the City each year shall be applied to the payment of principal due on the MRO in accordance with the payment schedules set forth in such MRO until a maximum payout has been made (which equals the Available Tax Increment for a given year), subject to appropriation by the City Common Council.

## ARTICLE VIII – ZONING, LAND USE AND RESTRICTIVE COVENANT

**8.1 Zoning Compliance.** The Project shall be in compliance with the applicable zoning ordinance and land use guidelines applicable to the Property and shall be subject to the payment of any applicable impact fees in the amounts applicable at the time each required permit is issued, unless otherwise provided herein. Nothing in this Agreement shall obligate the City to grant variances, re-zoning, exceptions or conditional use permits related to the Project.

**8.2 Tax Status/Restrictive Covenant.** Without the prior written consent of the City (which may be withheld for any reason), Developer shall not use or permit the use of the Property in any manner which would render the Property exempt from property taxation during the life of the District. Further, Developer will not challenge or contest any assessment on the Property by

the City, including, but not limited to, filing any objection under Wis. Stat. Section 70.47, Wis. Stat. Section 74.37, or any Department of Revenue related assessment proceeding with regard to an assessed value of the Property that is at or below the Guaranteed Value. Prior to the conveyance of all or any portion of the Property, Developer agrees to record on the Property with the Sheboygan County Register of Deeds a deed restriction or restrictive covenant evidencing the restrictions on the Property set forth in this Section 8.2. The foregoing deed restrictions or restrictive covenants shall permit, but shall not obligate, the City to enforce such deed restrictions or restrictive covenants and shall be in form and in substance acceptable to the City. The deed restrictions or restrictive covenants shall continue to be applicable until the termination of the District. However, Developer shall not have a continuing obligation for compliance with this provision as to any portion of the Property in which Developer no longer maintains any interest (whether as owner, tenant, occupant or otherwise) provided that Developer has timely recorded the deed restriction or restrictive covenant as approved by the City.

**8.3 Land Dedications, Transfers and Easements for the Project.** Developer agrees to make such land dedications and to grant such temporary or permanent easements as are required by the City for the construction and maintenance of the Project. All documentation for such dedications or easements shall be in form and substance acceptable to the City and Developer. Developer agrees to cooperate with the City if the City desires to prepare certified survey maps or other documentation as deemed appropriate by the City to facilitate the implementation and documentation of such dedications and easements and to adjust the lot lines of the Property in a manner reasonably acceptable to the City and Developer.

## **ARTICLE IX – ASSIGNMENTS AND CHANGES OF CONTROL**

**9.1 Assignments and Change of Control.** This Agreement and the MRO shall not be assignable by Developer without the prior written consent of the City (which may be withheld by the City for any reason). The ownership or control of Developer shall not be transferred to any person or entity without the prior written consent of the City (which may be withheld by the City for any reason). The prohibition on the transfer of ownership or control shall not be applicable in the event of the death of a member and the interest being transferred is the deceased member's interest. The term "ownership or control" shall mean twenty percent (20%) or more of the Ownership Interests in Developer. For the purposes of this Agreement, "**Ownership Interests**" shall mean the members' rights to share in distributions and other economic benefits of Developer, the members' rights to participate in decision making, or both. The current members of Developer are identified on Exhibit G attached hereto and incorporated herein by reference.

In the event this Agreement is assigned by Developer, such assignee shall execute all documents required by the City to confirm that such assignee is bound by the terms of this Agreement and agrees to perform all of Developer's obligations set forth in this Agreement. Further, in the event this Agreement is assigned by Developer, Developer agrees to remain jointly and severally liable for all obligations of the Developer (whether to be completed by itself or its assign) under this Agreement.

Notwithstanding any provision herein to the contrary, this Agreement and the MRO may be collaterally assigned to a mortgage lender financing the development and completion of the Project.

## ARTICLE X – DEVELOPER REPRESENTATIONS, WARRANTIES AND COVENANTS

**10.1 Developer Representations, Warranties and Covenants.** Developer represents, warrants and covenants that:

(a) Developer is a limited liability company duly formed and validly existing in the State of Wisconsin, has the power and all necessary licenses, permits and franchises to own its assets and properties and to carry on its business, and is in good standing in the State of Wisconsin and all other jurisdictions in which failure to do so would have a material adverse effect on its business or financial condition;

(b) Developer has full authority to execute and perform this Agreement and the Offer and has obtained all necessary authorizations (whether by official board resolution or action, unanimous written consent in lieu of a meeting or otherwise) to enter into, execute, perform and deliver this Agreement and the Offer;

(c) the execution, delivery, and performance of Developer's respective obligations pursuant to this Agreement and/or the Offer will not violate or conflict with (i) Developer's articles of organization, operating agreement or any indenture, instrument or agreement by which it is bound, (ii) any other agreement to which Developer is a party, or (iii) any law applicable to Developer, the Offer or the Project;

(d) this Agreement constitutes (and any instrument or agreement that Developer is required to give under this Agreement (including, without limitation, the Offer) when delivered will constitute) legal, valid, and binding obligations of Developer enforceable against Developer in accordance with their respective terms;

(e) Developer will expeditiously complete the development and construction of Developer Improvements and the Project in a good and workmanlike manner and in accordance with all acceptable statutes, ordinances and regulations, any restrictions of record and the Final Plans provided to the City regarding the Project;

(f) Developer will not make or consent to any material modifications to the Final Plans without the prior written consent of the City;

(g) Developer will discharge all claims for labor performed and materials, equipment, and services furnished in connection with the construction of Developer Improvements and the Project; nothing contained in this Agreement shall require Developer to pay any claims for labor, services or materials which it, in good faith, disputes and is currently and diligently contesting, provided, however, that Developer shall, within ten (10) calendar days after the filing (or the assertion) of any claim of lien that is disputed or contested by Developer, obtain and record (if required by the City) a surety bond sufficient to release said claim or lien or provide the City with other such assurances that the City may require;

(h) Developer will take all steps to forestall claims of lien against the Property (any part thereof or right or interest appurtenant thereto) or any personal property and fixtures located or used in connection with the Property;

(i) Developer will maintain, at all times during construction, a policy of builder's risk completed value and contractor's multiple perils and public liability, extended coverage, vandalism and malicious mischief hazard insurance covering the Property in at least the amount of the full replacement, completed value of the improvements on the Property;

(j) Developer will timely pay and discharge all taxes, assessments and other governmental charges upon the Property when due, as well as claims for labor and materials which, if unpaid, might become a lien or charge upon the Property;

(k) Developer will promptly furnish to the City, during the term of this Agreement, written notice of any litigation affecting Developer and any claims or disputes which involve a material risk of litigation against Developer;

(l) Developer shall deliver to the City revised statements of estimated costs of the construction for Developer Improvements showing changes in or variations from the original cost statement provided to the City as soon as such changes are known to Developer;

(m) Developer shall provide to the City, promptly upon the City's request, any information or evidence deemed necessary by the City related to performance of Developer under this Agreement to enable the City to timely and accurately complete any accounting or reporting requirements applicable to the City related to the transactions under this Agreement;

(n) no litigation, claim, investigation, administrative proceeding or similar action (including those for unpaid taxes) against Developer is pending or threatened, and no other event has occurred which may materially adversely affect Developer's financial condition or properties, other than litigation, claims, or other events, if any, that have been disclosed to and acknowledged by the City in writing;

(o) there are no delinquent outstanding personal property taxes, real estate taxes, or special assessments affecting the Property; and

(p) subject to the terms of this Agreement, it shall not at any time challenge or contest any assessment on the Property by the City including, but not limited to, filing any objection under Wis. Stat. Section 70.47, Wis. Stat. Section 74.37, or any Department of Revenue related assessment proceeding with regard to an assessed value of the Property that is at or below the Guaranteed Value.

**10.2 Execution Representations and Warranties.** The person(s) signing this Agreement on behalf of Developer represent(s) and warrant(s) that he/she/they have full power and authority to execute this Agreement on behalf of Developer and to bind Developer to the terms and conditions of this Agreement.

**10.3 Cooperation.** Developer warrants that it shall exercise all reasonable diligence and expend all commercially reasonable efforts to undertake its obligations under this Agreement and the Offer.

## ARTICLE XI – CITY REPRESENTATIONS

**11.1 City Representations.** The City represents that:

(a) The City is a body politic of the State of Wisconsin with full power and authority to enter into this Agreement and that all statutory procedures and requirements have been followed, fulfilled and satisfied in connection with the approval of this Agreement and the authorization of all City obligations required by this Agreement;

(b) The individuals signing this Agreement on behalf of the City have full authority to do so and upon such execution by such individuals, this Agreement will constitute (and any instrument or agreement that the City is required to give under this Agreement when executed and delivered will constitute) legal, valid and binding obligations of the City enforceable against it in accordance with their respective terms; and

## ARTICLE XII– DEFAULTS

**12.1 Default.** Any one or more of the following shall constitute a “Default” under this Agreement.

(a) Developer fails to timely or fully perform, or comply with, any one or more of its obligations or any of the terms or conditions of this Agreement or any document related hereto or referenced herein that is applicable to Developer (including, without limitation, the untimely delivery of the Required Information, completion of the Developer Improvements or any default under the Offer or any other agreement related to the Project).

(b) Any representation or warranty made by Developer in this Agreement, any document related hereto or referenced herein or any financial statement delivered by Developer pursuant to this Agreement shall prove to have been false or misleading in any material respect as of the time when made or given.

(c) Developer (or any permitted successor or assign of Developer) shall:

(i) become insolvent or generally not pay, or be unable to pay, or admit in writing its inability to pay, its debts as they mature,

(ii) make a general assignment for the benefit of creditors or to an agent authorized to liquidate any substantial amount of its assets,

(iii) become the subject of an “order for relief” within the meaning of the United States Bankruptcy Code, or file a petition in bankruptcy, for reorganization or to effect a plan, or other arrangement with creditors,

(iv) have a petition or application filed against it in bankruptcy or any similar proceeding, or have such a proceeding commenced against it, and such petition, application or proceeding shall remain undismissed for a period of ninety (90) calendar days or more, or such party, shall file an answer to such a petition or application, admitting the material allegations thereof,

(v) apply to a court for the appointment of a receiver or custodian for any of its assets or properties, or have a receiver or custodian appointed for any of its assets or properties, with or without consent, and such receiver shall not be discharged within sixty (60) calendar days after his appointment, or

(vi) adopt a plan of complete liquidation of its assets.

(d) The City fails to timely or fully perform, or comply with, any one or more of its obligations or any of the terms or conditions of this Agreement or any document related hereto or referenced herein that is applicable to the City.

### ARTICLE XIII – REMEDIES

**13.1 Remedies.** In the event of a Default, the non-defaulting party shall provide written notice to the defaulting party of the Default (the “**Default Notice**”); however, Developer shall not be entitled to a Default Notice or a right to cure in the event the Default occurs under Subsection 12.1(c) above.

(a) The Default Notice shall provide the defaulting party at least thirty (30) calendar days to cure a Default; however, the 30-day period shall be extended to the period of time reasonably necessary to cure the Default (in the event that such 30-day period is not sufficient time to reasonably cure such Default), if the defaulting party promptly commences activities to cure the Default in good faith and diligently pursues such activities to fully cure the Default, but, in no event, shall the period of time to cure the Default exceed ninety (90) calendar days from the date of the Default Notice, unless otherwise agreed to by the parties in writing.

(b) In the event the Default is not fully and timely cured by Developer, the City shall have all of the rights and remedies available in law or in equity, including, but not limited to, all or any of the following rights and remedies, and the exercise or implementation of any one or more of these rights and remedies shall not bar the exercise or implementation of any other rights or remedies of the City provided for under this Agreement:

(i) The City may refuse to issue any permits to Developer for the construction of Developer Improvements or any other improvements on the Property;

(ii) The City may recover from Developer all damages, costs and expenses, including, but not limited to, attorneys’ fees incurred by the City related to or arising out of each Default and the drafting and negotiation of this Agreement;

(iii) The City may terminate or postpone its obligation to perform any one or more of its obligations under this Agreement, including, but not limited to, any payment obligations under the MRO; or

(iv) The City may terminate this Agreement.

(c) In the event the Default is not fully and timely cured by the City, subject to Section 18.11 below, Developer shall have all of the rights and remedies available in law or in equity, however, the City shall not be liable for any punitive or consequential damages, the MRO shall only be paid out of Available Tax Increment and Developer may not perform any acts required to be performed by the City under applicable law.

#### ARTICLE XIV – SUCCESSORS AND ASSIGNS

**14.1 Successors and Assigns; Assignment.** This Agreement shall be binding upon the successors and assigns of the parties hereto; however, this provision shall not constitute an authorization of Developer to assign or transfer its rights and obligations under this Agreement. Except as expressly provided for in Section 9.1 above, this Agreement shall not be assigned by Developer without the prior written consent of the City, which consent may be withheld for any reason.

#### ARTICLE XV – TERMINATION

**15.1 Termination.** This Agreement shall not terminate until the earlier of:

- (a) termination by the City of the District pursuant to §66.1105(7) of the TI Act,
- (b) the date the MRO is paid in full, or
- (c) termination by the City pursuant to the terms of this Agreement;

however, Developer agrees that the termination of this Agreement shall not cause a termination of the rights and remedies of the City under this Agreement.

#### ARTICLE XVI – NOTICES

**16.1 Notices.** Any notice given under this Agreement shall be deemed effective when: (a) personally delivered in writing; or (b) a commercially recognized overnight delivery service provides confirmation of delivery; or (c) in the case of an e-mail notice (which shall be effective for all purposes hereunder), when sent to the e-mail address(es) provided below or any other address designated in writing by one party to the other party; provided that any party may request that an e-mail notice be followed by another form of notice under this Section 16.1 within three (3) calendar days after such request, and addressed as follows:

If to the City:

City of Sheboygan

with a copy to:

Brion T. Winters, Esq.

Attention: City Administrator  
828 Center Avenue, Suite 300  
Sheboygan, WI 53081  
[casey.bradley@sheboyganwi.gov](mailto:casey.bradley@sheboyganwi.gov)

von Briesen & Roper, s.c.  
411 E. Wisconsin Ave., Suite 1000  
Milwaukee, WI 53202  
[brion.winters@vonbriesen.com](mailto:brion.winters@vonbriesen.com)

City of Sheboygan  
Attention: City Attorney's Office  
828 Center Avenue, Suite 210  
Sheboygan, WI 53081  
[Liz.majerus@sheboyganwi.gov](mailto:Liz.majerus@sheboyganwi.gov)

If to Developer:

North Sixth Seventh, LLC  
Attention: Luke Pelton  
S1930 Glen Valley Drive  
Reedsburg, WI 53959

## ARTICLE XVII – APPLICABLE LAW

**17.1 Applicable Law.** This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Wisconsin. Any litigation related to this Agreement shall be brought in the state courts of the State of Wisconsin and the parties hereto agree to submit to the jurisdiction and venue of the Circuit Court for Sheboygan County, Wisconsin.

## ARTICLE XVIII – MISCELLENEOUS

**18.1 Entire Agreement.** This Agreement and all of the documents referenced herein or related hereto (and as any of the aforementioned documents have been or may be amended, extended or modified) embody the entire agreement between the parties relating to the transactions contemplated under this Agreement and all agreements, representations or understanding, whether oral or written, that are prior or contemporaneous to this Agreement are superseded by this Agreement.

**18.2 Amendment.** No amendment, modification or waiver of any provision of this Agreement, nor consent to any departure by a party from any provision of this Agreement shall in any event be effective unless it is in writing and signed by each of the parties hereto, and then such waiver or consent shall be effective only in the specific instance and for the specific purposes for which it is given by the respective party.

**18.3 No Vested Rights Granted.** Except as provided by law, or as expressly provided in this Agreement, no vested rights in connection with the Project shall inure to Developer nor does the City warrant by this Agreement that Developer is entitled to any required approvals, permits or the like with regard to the Project.



**18.4 Invalid Provisions.** The invalidity or unenforceability of a particular provision of this Agreement shall not affect the other provisions, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted.

**18.5 Headings.** The article and section headings of this Agreement are inserted for convenience of reference only and are not to be construed as defining or limiting, in any way, the scope or intent of the provisions hereof.

**18.6 No Waiver; Remedies.** No failure on the part of the City to exercise, and no delay in exercising, any right, power or remedy under this Agreement shall operate as a waiver of such right, power or remedy; nor shall any single or partial exercise of any right under this Agreement preclude any other or further exercise of the right or the exercise of any other right. The remedies provided in this Agreement are cumulative and not exclusive of any remedies provided by law.

**18.7 No Third-Party Beneficiaries.** This Agreement is solely for the benefit of the named parties hereto and their permitted assignees, and nothing contained in this Agreement shall confer upon anyone other than such parties any right to insist upon or enforce the performance or observance of any of the obligations contained in this Agreement.

**18.8 No Joint Venture.** The City is not a partner, agent or joint venture of or with Developer.

**18.9 Recording of a Memorandum of this Agreement Permitted.** A memorandum of this Agreement may be recorded by the City on the Property and any or all of the Property in the office of the Register of Deeds for Sheboygan County, Wisconsin, and, upon request of the City, Developer shall execute and deliver to the City a memorandum of this Agreement for recording purposes.

**18.10 Force Majeure.** If any party is delayed or prevented from timely performing any act required under this Agreement by reason of extraordinary and uncommon matters beyond the reasonable control of the party obligated to perform, including (but not limited to) fire, earthquake, war, terrorist act, pandemic, epidemic, flood, riot, strike, lockout, supply shortages, labor shortages, freight embargo, power outages, extreme weather or other similar causes or acts of God, such act shall be excused for the period of such delay, and the time for the performance of any such act shall be extended for a period equivalent to such delay; provided, however, that the time for performance shall not be extended by more than three hundred sixty-five (365) calendar days unless agreed to in writing by the parties hereto. Notwithstanding any provision herein to the contrary, the City, in its sole and absolute discretion, may allow up to a six (6) month extension on the deadlines set forth in Section 1.1 and 3.2 above should reasonable delays occur as a result of environmental remediation issues, supply chain issues or material cost increases. Any such approved delay by the City will be evidenced in writing and provided to Developer, and without any written evidence approving such delay, the other provisions of this Agreement shall control and the immediately preceding sentence shall not apply.

**18.11 Immunity.** Nothing contained in this Agreement constitutes a waiver of any immunity available to the City under applicable law.

**18.12 Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same agreement, it being understood that all parties need not sign the same counterpart. This Agreement may also be executed by remote electronic means, via DocuSign, Eversign, or similar platform. The exchange of copies of this Agreement and of signature pages by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in “portable document format” (“.pdf”), or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, or by a combination of such means, shall constitute effective execution and delivery of this Agreement as to the parties and may be used in lieu of an original Agreement for all purposes. Signatures of the parties transmitted by facsimile or other electronic means shall be deemed to be their original signatures for all purposes. Upon request by a party, the parties hereto shall provide a wet-ink, original signed version of this Agreement to such party for its records.

**18.13 Recitals.** The RECITALS set forth above are true, accurate and incorporated herein by reference.

*[The remainder of this page is intentionally left blank with a signature pages to follow.]*

#41791932v11

203

**EXHIBIT A****Property**

Lots 1-15 inclusive, and all vacated alleys, in Block 1, Gottsacker and Burkart's Boulevard Subdivision of the City of Sheboygan, according to the recorded plat thereof.

And

All within Lot 18, Bates Addition to the City of Sheboygan, according to the recorded plat thereof: Commencing at the Northeast corner of Herr and Hammes Subdivision, thence due South 160', thence due East approximately 195' to the West line of North 6th Street, thence North 160', thence North 82.5', thence West approximately 388.8' to the East line of North 7th Street, thence South 82.5', thence East 190' to the point of beginning, all within Lot 18, Bates Addition to the City of Sheboygan.

Lots 10, 11, 12, 13, 14, 15 and 16, Herr and Hammes Subdivision of the City of Sheboygan, according to the recorded plat thereof and all of the vacated alley lying immediately East of and adjacent to Lots 10, 11, 12, 13, 14, 15 and 16, Herr and Hammes Subdivision, except the East 1/2 of the alley lying immediately West of Lot 1, Assessment Subdivision 14, to the City of Sheboygan.

The North 66.4' of the East 195' of the North 1/2 of Lot 17, Bates Addition to the City of Sheboygan, according to the recorded plat thereof.

Lots 1, 2, 3, 4, 5, 6, 7, 30, 31 and 32, except the South 15 feet of Lot 30 as conveyed in Quit Claim Deed recorded April 12, 2023 as Document No. 2149161, including the East 1/2 of the alley lying immediately West of Lot 1, all in Block 1, in Assessment Subdivision No. 14, according to the recorded plat thereof, in the City of Sheboygan.

All of the above said land is in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

*For informational purposes only:*

*Property Address: Land along North 7th Street, Sheboygan, WI 53083*

*Tax Key Number: 59281007701*

**EXHIBIT B**

**Special Warranty Deed**

**[SEE ATTACHED]**

DOCUMENT NO.	<b>SPECIAL WARRANTY DEED</b>
--------------	------------------------------

This Special Warranty Deed is made between the City of Sheboygan, Wisconsin (“**Grantor**”) and [ ] (“**Grantee**”).

**WITNESSETH:**

Grantor, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys to Grantee and its successors and assigns forever the following described real estate:

All of Grantor’s right, title and interest in and to the real property described in Schedule A attached hereto and incorporated herein by reference, together with all hereditaments and appurtenances thereunto belonging or in any way appertaining.

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Brion T. Winters, Esq.  
von Briesen & Roper, s.c.  
411 E. Wisconsin Ave., Suite #1000  
Milwaukee, WI 53202

**This is not homestead property.**

**Parcel Identification Number**

**EXEMPT FROM REAL ESTATE TRANSFER TAX  
PER WIS. STATS. § 77.25 (2).**

Grantor warrants that title is good, indefeasible in fee simple and free and clear of encumbrances, arising by, through or under Grantor, except municipal and zoning ordinances (and agreements entered into under them), recorded easements, recorded building and use restrictions, covenants and the restrictions set forth in a “Tax Incremental District Development Agreement” between Grantor and Grantee dated as of [ ], 2025, taxes and assessments levied in 202[ ] which are not yet due and payable and subsequent years and those encumbrances set forth on Schedule B, attached hereto and incorporated herein by this reference.

As additional consideration for the conveyance evidenced by this Special Warranty Deed, Grantor and Grantee agree that, prior to the termination of Grantor’s Tax Incremental District No. 25, all current and future owners or users of (including any other party with an interest – whether ownership, leasehold or otherwise – in) all or any portion of the real property conveyed by this Special Warranty Deed shall not be used in such a way as to exempt such real property from property taxation. The foregoing covenant shall run with the land until the termination of Grantor’s Tax Incremental District No. 25.

Dated as of [ ], 202[ ].

**CITY OF SHEBOYGAN, WISCONSIN**

EXHIBIT

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: City Mayor

EXHIBIT

Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: City Clerk

STATE OF WISCONSIN     )  
                                      ) SS  
COUNTY OF SHEBOYGAN)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 202[\_\_\_\_], \_\_\_\_\_  
and \_\_\_\_\_, as City Mayor and City Clerk, respectively, of the City of Sheboygan,  
Wisconsin, and to me known to be the person who executed the foregoing instrument and  
acknowledged the same in such capacity.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_

This document was drafted by:  
Brion T. Winters, Esq.  
von Briesen & Roper, s.c.  
411 E. Wisconsin Avenue, Suite 1000  
Milwaukee, WI 53202

**EXECUTION VERSION****Schedule A****Legal Description of Real Property**

Lots 1-15 inclusive, and all vacated alleys, in Block 1, Gottsacker and Burkart's Boulevard Subdivision of the City of Sheboygan, according to the recorded plat thereof.

And

All within Lot 18, Bates Addition to the City of Sheboygan, according to the recorded plat thereof: Commencing at the Northeast corner of Herr and Hammes Subdivision, thence due South 160', thence due East approximately 195' to the West line of North 6th Street, thence North 160', thence North 82.5', thence West approximately 388.8' to the East line of North 7th Street, thence South 82.5', thence East 190' to the point of beginning, all within Lot 18, Bates Addition to the City of Sheboygan.

Lots 10, 11, 12, 13, 14, 15 and 16, Herr and Hammes Subdivision of the City of Sheboygan, according to the recorded plat thereof and all of the vacated alley lying immediately East of and adjacent to Lots 10, 11, 12, 13, 14, 15 and 16, Herr and Hammes Subdivision, except the East 1/2 of the alley lying immediately West of Lot 1, Assessment Subdivision 14, to the City of Sheboygan.

The North 66.4' of the East 195' of the North 1/2 of Lot 17, Bates Addition to the City of Sheboygan, according to the recorded plat thereof.

Lots 1, 2, 3, 4, 5, 6, 7, 30, 31 and 32, except the South 15 feet of Lot 30 as conveyed in Quit Claim Deed recorded April 12, 2023 as Document No. 2149161, including the East 1/2 of the alley lying immediately West of Lot 1, all in Block 1, in Assessment Subdivision No. 14, according to the recorded plat thereof, in the City of Sheboygan.

All of the above said land is in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

*For informational purposes only:*

*Property Address: Land along North 7th Street, Sheboygan, WI 53083*

*Tax Key Number: 59281007701*

**EXHIBIT B**



## Schedule B

### Permitted Encumbrances

The following items are permitted encumbrances in addition to the items identified on the Special Warranty Deed. The number references are for tracking and convenience purposes only and identify the exceptions noted on Schedule B Section Two in the Title Insurance Commitment issued by [ ] Title Insurance Company as Commitment Number [ ].

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date, as set forth on the Commitment for Title Insurance, and the Date of Policy, as set forth on the Policy.
2. Special assessments, special taxes or special charges, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees and due payable on the development or improvement of the Land, whether assessed or charged before or after the Date of the Policy.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Rights or claims of parties in possession not shown by the Public Records.
6. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.
7. Easements or claims of easements not shown by the Public Records.
8. Any claim of adverse possession or prescriptive easement.
9. General Taxes for the year 2025 and subsequent years, not yet due or payable. In the event that the transaction to be insured under this Commitment occurs in December of 2025 or later, then please contact the Company for an update as to the status of taxes. Failure to do so will result in the following appearing as an exception on the final title insurance policy to be issued pursuant to this Commitment: "General Taxes for the year 2025 and subsequent years."
10. Easements, if any, of the public or any utility, municipality or person, as provided in Section 66.1005 of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements, or services in that portion of the Land which were formerly part of an alley and/or street and which are now vacated.
11. Condition and other matters contained in Warranty Deed recorded June 28, 1915 as Document No. [169953a](#).
12. Grant granted to Wisconsin Power & Light Company, a Wisconsin corporation and other matters contained in the instrument recorded May 9, 1927 as Document No. [244664](#).
13. Easement and other matters contained in the instrument recorded May 18, 1931 as Document No. [283019](#).
14. Ordinance and other matters contained in the instrument recorded October 12, 1932 as Document No. [297995](#).
15. Ordinance and other matters contained in the instrument recorded August 2, 1960 as Document No. [752347](#).

16. Driveway Restoration Agreement and other matters contained in the instrument recorded June 1, 1966 as Document No. [881704](#).
17. Driveway Restoration Agreement and other matters contained in the instrument recorded April 23, 1971 as Document No. [933885](#).
18. Driveway Restoration Agreement and other matters contained in the instrument recorded November 7, 1975 as Document No. [989255](#).
19. Underground Electric Easement and other matters contained in the instrument recorded February 13, 1980 as Document No. [1053055](#).
20. Driveway Restoration Agreement and other matters contained in the instrument recorded July 25, 1989 as Document No. [1188472](#).
21. Driveway Restoration Agreement and other matters contained in the instrument recorded December 4, 1992 as Document No. [1359088](#).
22. Utility Easement and other matters contained in the instrument recorded July 15, 2004 as Document No. [1739539](#).
23. Reservation of Easement and other matters contained in Quit Claim Deed recorded April 12, 2023 as Document No. [2149161](#).

**EXHIBIT C**

**Permitted Encumbrances**

**[SEE ATTACHED]**

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date, as set forth on the Commitment for Title Insurance, and the Date of Policy, as set forth on the Policy.
2. Special assessments, special taxes or special charges, if any, payable with the taxes levied or to be levied for the current and subsequent years.
3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees and due payable on the development or improvement of the Land, whether assessed or charged before or after the Date of the Policy.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Rights or claims of parties in possession not shown by the Public Records.
6. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.
7. Easements or claims of easements not shown by the Public Records.
8. Any claim of adverse possession or prescriptive easement.
9. General Taxes for the year 2025 and subsequent years, not yet due or payable. In the event that the transaction to be insured under this Commitment occurs in December of 2025 or later, then please contact the Company for an update as to the status of taxes. Failure to do so will result in the following appearing as an exception on the final title insurance policy to be issued pursuant to this Commitment: "General Taxes for the year 2025 and subsequent years."
10. Easements, if any, of the public or any utility, municipality or person, as provided in Section 66.1005 of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements, or services in that portion of the Land which were formerly part of an alley and/or street and which are now vacated.
11. Condition and other matters contained in Warranty Deed recorded June 28, 1915 as Document No. [169953a](#).
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20. Driveway Restoration Agreement and other matters contained in the instrument recorded July 25, 1989 as Document No. [1188472](#).

21. Driveway Restoration Agreement and other matters contained in the instrument recorded December 4, 1992 as Document No. [1359088](#).
22. Utility Easement and other matters contained in the instrument recorded July 15, 2004 as Document No. [1739539](#).
23. Reservation of Easement and other matters contained in Quit Claim Deed recorded April 12, 2023 as Document No. [2149161](#).

**EXHIBIT D**

**Preliminary Site Plan**

**[SEE ATTACHED]**



**EXHIBIT E****City Improvements**

Listed below is an estimated timeline for the City Improvements related to the Project. Not all work will be performed by the City, as noted below.

(1) June 2025 – Contracted construction starts. Contracted construction includes:

- Sanitary sewer laterals to development property;
- Water services to development property;
- Sanitary sewer replacement;
- Replace curb and gutter on the east side of North 7<sup>th</sup> Street and the west side of North 6<sup>th</sup> Street adjacent to the development property;
- New ADA-Compliant curb ramps;
- Concrete pavement repairs;
- Remove and replace the asphalt driving surface;
- Seeding/Restoration of the right-of-way between the repaired sidewalks and the road; and
- Driveway cuts for each lot as shown in the preliminary site plan attached as Exhibit D.

(2) July 2025 – Sheboygan Water Utility completes water main replacement (by others).

(3) August 2025 – Sheboygan Water Utility completes lead service replacements (by others).

(4) July 2025 – Wisconsin Public Services – gas, completes work (by others).

(5) July 2025 – Contracted sanitary sewer replacement, sewer laterals, and water services completed (estimated, subject to contractor's schedule).

(6) September 29, 2025 – Contracted construction substantial completion.



**EXHIBIT F****MRO**

UNITED STATES OF AMERICA  
 STATE OF WISCONSIN  
 COUNTY OF SHEBOYGAN  
 CITY OF SHEBOYGAN

**TAXABLE TAX INCREMENT PROJECT MUNICIPAL REVENUE OBLIGATION (“MRO”)**

<u>Number</u>	<u>Date of Original Issuance</u>	<u>Amount</u>
_____	_____	Up to \$1,600,000.00 (or \$1,440,000 for the reasons contemplated in Section 7.1 of the Development Agreement)

FOR VALUE RECEIVED, the City of Sheboygan, Sheboygan County, Wisconsin (the “**City**”), promises to pay to North Sixth Seventh, LLC (the “**Developer**”), or registered assigns, but only in the manner, at the times, from the source of revenue and to the extent hereinafter provided, the Revenues described below, without interest.

This MRO shall be payable in installments of principal due on October 31 (the “**Payment Dates**”) in each of the years and in the amounts set forth on the debt service schedule attached hereto as Schedule 1.

This MRO has been issued to finance projects within the City’s Tax Incremental District No. 25, pursuant to Article XI, Section 3 of the Wisconsin Constitution and Section 66.0621, Wisconsin Statutes and acts supplementary thereto, and is payable only from the income and revenues herein described, which income and revenues have been set aside as a special fund for that purpose and identified as the “Special Redemption Fund” provided for under the resolution adopted on \_\_\_\_\_, 20\_\_\_\_, by the Common Council of the City (the “**Resolution**”). This MRO is issued pursuant to the Resolution and pursuant to the terms and conditions of the Tax Incremental District Development Agreement dated as of June 16, 2025 by and between the City and Developer (the “**Development Agreement**”). All capitalized but undefined terms herein shall take on the meaning given to such terms in the Development Agreement.

This MRO does not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitation or provision. This MRO shall be payable solely from Available Tax Increment generated by the Property and appropriated by the City’s Common Council to the payment of this MRO (the “**Revenues**”). Reference is hereby made to the Resolution and the Development Agreement for a more complete statement of the revenues from which and conditions and limitations under which this MRO is payable and the general covenants and provisions pursuant to which this MRO has been issued. The Resolution and Development Agreement are incorporated herein by this reference.

If on any Payment Date there shall be insufficient Revenues appropriated to pay the principal due on this MRO, the amount due but not paid shall be deferred. The deferred principal shall be payable on the next Payment Date until the earlier of: (a) the date this MRO is paid in full, and (b) the Final Payment Date (as defined below). The City shall have no obligation to pay any amount of this MRO which remains unpaid after the Final Payment Date. The owners of this MRO shall have no right to receive payment of any deferred amounts, unless there are available Revenues which are appropriated by the City's Common Council to payment of this MRO. The "**Final Payment Date**" is October 31, 2052.

At the option of the City, this MRO is subject to prepayment in whole or in part at any time.

The City makes no representation or covenant (express or implied) that the Available Tax Increment or other Revenues will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The City's payment obligations hereunder are subject to appropriation, by the City's Common Council, of Tax Increments or other amounts to make payments due on this MRO. In addition, as provided in Section 7.3 of the Development Agreement, the total amount of principal to be paid shall in no event exceed the lesser of:

(a) One Million Six Hundred Thousand Dollars (\$1,600,000.00, or \$1,440,000 for the reasons contemplated in Section 7.1 of the Development Agreement), and

(b) The sum of all payments made by the City on this MRO during the life of the District but in no event after the Final Payment Date.

When such amount of Revenues has been appropriated and applied to payment of this MRO, the MRO shall be deemed to be paid in full and discharged, and the City shall have no further obligation with respect hereto. Further, as provided in Sections 7.1, 7.3 and 13.1 of the Development Agreement or otherwise, the City's obligations to make payments on this MRO may be suspended or terminated in the event Developer is in Default under any of the terms and conditions of the Development Agreement, provided payments may be resumed when any such Default is timely cured and any payments missed due to an uncured Default also shall be paid from Available Tax Increment upon timely cure of such Default.

**THIS MRO IS A SPECIAL, LIMITED REVENUE OBLIGATION AND NOT A GENERAL OBLIGATION OF THE CITY AND IS PAYABLE BY THE CITY ONLY FROM THE SOURCES AND SUBJECT TO THE QUALIFICATIONS STATED OR REFERENCED HEREIN. THIS MRO IS NOT A GENERAL OBLIGATION OF THE CITY, AND NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWERS OF THE CITY ARE PLEDGED TO THE PAYMENT OF THE PRINCIPAL OR INTEREST OF THIS MRO. FURTHER, NO PROPERTY OR OTHER ASSET OF THE CITY, EXCEPT THE ABOVE-REFERENCED REVENUES, IS OR SHALL BE A SOURCE OF PAYMENT OF THE CITY'S OBLIGATIONS HEREUNDER.**

This MRO is issued by the City pursuant to, and in full conformity with, the Constitution and laws of the State of Wisconsin.

Except as otherwise expressly provided for in the Development Agreement, this MRO may be transferred or assigned, in whole or in part, only upon prior written consent of the City which may be withheld, conditioned or delayed for any reason. Interests in this MRO may not be split, divided or apportioned, except as set forth herein. In order to transfer or assign the MRO, if permitted by the City, the transferee or assignee shall surrender the same to the City either in exchange for a new, fully-registered municipal revenue obligation or for transfer of this MRO on the registration records for the MRO maintained by the City. Each permitted transferee or assignee shall take this MRO subject to the foregoing conditions and subject to all provisions stated or referenced herein.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this MRO have been done, have existed and have been performed in due form and time.

IN WITNESS WHEREOF, the Common Council of the City of Sheboygan has caused this MRO to be signed on behalf of the City by its duly qualified and acting City Administrator and City Clerk, and its corporate seal to be impressed hereon, all as of the date of original issue specified above.

**CITY OF SHEBOYGAN**

By:                     EXHIBIT                      
Name: \_\_\_\_\_, City Administrator

(SEAL)

Attest:                     EXHIBIT                      
Name: \_\_\_\_\_, City Clerk

**Schedule 1****Payment Schedule**

Subject to the City's actual receipt of Available Tax Increment and the terms and conditions of the Development Agreement (including, without limitation, the City's right to modify this payment schedule based upon market conditions and the actual and projected Available Tax Increment generated from the Project), the City shall make the following payments on the MRO to Developer:

<b><u>Payment Date</u></b>	<b><u>Payment Amount</u></b>
October 31, 2027	\$ _____
October 31, 2028	\$ _____
October 31, 2029	\$ _____
October 31, 2030	\$ _____
October 31, 2031	\$ _____
October 31, 2032	\$ _____
October 31, 2033	\$ _____
October 31, 2034	\$ _____
October 31, 2035	\$ _____
October 31, 2036	\$ _____
October 31, 2037	\$ _____
October 31, 2038	\$ _____
October 31, 2039	\$ _____
October 31, 2040	\$ _____
October 31, 2041	\$ _____
October 31, 2042	\$ _____
October 31, 2043	\$ _____
October 31, 2044	\$ _____
October 31, 2045	\$ _____
October 31, 2046	\$ _____
October 31, 2047	\$ _____
October 31, 2048	\$ _____
October 31, 2049	\$ _____
October 31, 2050	\$ _____
October 31, 2051	\$ _____
October 31, 2052	\$ _____
=====	
Total	Up to \$1,600,000.00 (or \$1,440,000.00)

**REGISTRATION PROVISIONS**

This MRO shall be registered in registration records kept by the Clerk of the City of Sheboygan, Sheboygan County, Wisconsin, such registration to be noted in the registration blank below and upon said registration records, and this MRO may thereafter be transferred only upon presentation of this MRO together with a written instrument of transfer in form and substance acceptable to the City and duly executed by the registered owner or his/her/its attorney, such transfer to be made on such records and endorsed hereon.

Date of RegistrationName of Registered OwnerSignature of City Clerk

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**EXHIBIT G****Members of Developer****MEMBERS OF DEVELOPER (WITH OWNERSHIP PERCENTAGE):**

- (1) Lucas J. Pelton (45%)
- (2) (Cody Pelton) (27%)
- (3) (Mark and Shaun's Trust) (18%)
- (4) (NBT) (10%)

**CITY OF SHEBOYGAN  
ORDINANCE 10-25-26**

**BY ALDERPERSONS MITCHELL AND PERRELLA.**

**JULY 14, 2025.**

AN ORDINANCE creating section 2-3 of the Sheboygan Municipal Code so as to establish a Nondiscrimination ordinance.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

**SECTION 1:**        **ADOPTION** “Sec 2-3 Nondiscrimination” of the Sheboygan Municipal Code is hereby *added* as follows:

**ADOPTION**

Sec 2-3 Nondiscrimination(*Added*)

**(a) Nondiscrimination Based on Disability in City Facilities and City-Assisted Programs and Activities.**

- (1) Policy.** It is the policy of the City of Sheboygan that no qualified person with a disability shall, on the basis of such disability, be excluded from participation in or be denied the benefits of any program or activity receiving financial assistance from or being operated by the City of Sheboygan. It is the intention of the City of Sheboygan to impose upon City facilities and upon recipients of City financial assistance, nondiscrimination requirements that are consistent with the applicable nondiscrimination requirements imposed upon the City by the Americans With Disabilities Act ("ADA") of 1990, ADA Amendments Act of 2008, and Rehabilitation Act of 1973, and other applicable federal laws, and by applicable state regulations including Wis. Stat. §§ 106.50, 106.52, and 111.31, and any successor provisions of state and federal law.
- (2) Definitions.** The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

City facilities means all property owned or leased by the City, all operations of City departments and divisions, and all services rendered by the City for the welfare of its inhabitants, except that it does not include City employment.

City financial assistance means any grant, cooperative agreement, loan, contract (other than a public works contract, a supply procurement contract, a

contract of insurance or guaranty or a collective bargaining agreement) or any other arrangement by which the City provides or otherwise makes available assistance in the form of City funds and/or personnel services.

Disability means, with respect to a person, a physical or mental impairment which substantially limits one or more of the person's major life activities, a record of impairment, or being perceived as having an impairment.

Grantee means any public or private agency, institution, organization, or other entity or any person to which financial assistance is extended directly or indirectly by the City.

Protected person means any individual intended to be protected from violations of prohibited discrimination under this section.

Public place of accommodation or amusement shall be defined as set forth in Wis. Stat. § 106.52.

Qualified person with a disability means an individual with a disability who, with or without reasonable modifications to rules, policies, or practices, the removal of architectural, communication, or transportation barriers, or the provision of auxiliary aids and services, meets the essential eligibility requirements for the receipt of services or the participation in programs or activities provided by a public entity.

(3) Prohibitions.

- a. No qualified person with a disability shall be denied the benefits of, be excluded from participation in, or be otherwise discriminated against by any program or activity receiving financial assistance or operated by the City, solely because of disability.
- b. No qualified person with a disability shall be subject to discrimination in employment by the City or any Grantee solely on the basis of disability.
- c. Grantees shall not participate in contractual or other relationships that have the effect of subjecting qualified disabled applicants or employees to discrimination.

(4) Designation of ADA Coordinator. The following positions shall serve as the City's ADA Coordinators. Individuals holding such positions shall possess demonstrated experience in the promotion of civil rights and equal opportunities for all persons; shall perform duties and exercise authority in accordance with City ordinances and State and Federal statutes; and shall coordinate the City's efforts to comply with anti-discrimination regulations with the appropriate City personnel. Individuals holding such positions shall confer with the City's human resources department, legal counsel, and/or the City Administrator in the execution of their duties.

- a. The City Clerk shall serve as ADA Coordinator for public meetings



and hearings.

- b. The Facilities Director shall serve as ADA Coordinator for all City buildings.
- c. The Transit Director shall serve as ADA Coordinator for Sheboygan Metro Transit.
- d. The Library Director shall serve as ADA Coordinator for Mead Public Library.
- e. The Human Resources Director shall serve as ADA Coordinator for employment.
- f. In all other cases, the City Administrator and/or City Attorney shall serve as ADA Coordinator.

(5) Grievance Procedures.

- a. *Complaint.* Any person who believes that they have been discriminated against in violation of this ordinance may file a complaint with the appropriate ADA Coordinator as set forth in this section. Alternatively, such complaint may be filed with the City Administrator or City Attorney. The complaint should be submitted by the grievant and/or his/her designee as soon as possible following the alleged violation but no later than sixty (60) calendar days after the alleged violation. The complaint shall be in writing and provide as much information as possible about the alleged discrimination including, but not limited to, the name, address, and contact information of the complainant, the location, date and description of the problem, and any relevant facts or witnesses. Upon the complainant providing notice to the ADA Coordinator, alternative means of filing a complaint will be made available to individuals with disabilities who require such an alternative.
- b. *Investigation.* The ADA Coordinator will timely review the grievance and investigate or cause to be investigated the claims made in the grievance. Such investigation may involve obtaining additional information from the complainant and other identified witnesses. After the investigation, the ADA Coordinator will provide written notice to the complainant detailing the outcome of the grievance, explaining the findings and any actions taken as a result.
- c. *Appeals.* If the complainant or designees believe that the response by the ADA Coordinator or designee does not satisfactorily resolve the issue, the complainant or designee may appeal the decision to the City Administrator or his designee, within fifteen (15) calendar days after receipt of the decisions.
- d. *Retention of grievance.* All written complaints made under this policy, appeals of the same, and responses from the City, will be retained by the City of Sheboygan for a period of three (3) years.

**SECTION 2:            REPEALER CLAUSE** All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict.

**SECTION 3:            EFFECTIVE DATE** This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

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Meredith DeBruin, City Clerk, City of  
Sheboygan