



Community Development Authority Board of Directors

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Thursday, March 20, 2025 - 5:30 PM

Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone. Citizen participation is welcome during topic discussion periods.

You are invited to a Zoom webinar!

When: Mar 20, 2025 05:30 PM Central Time (US and Canada)

Topic: CDA

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/89659224093?pwd=NaTTaUZdENWwYNfs31k9ZmOsaVWSfA.WORakm2AQYvBiTCI>

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Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: (262) 473-0108.

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

A committee member can choose to remove an item from the agenda or rearrange its order; however, introducing new items to the agenda is not allowed. Any proposed changes require a motion, a second, and approval from the Committee to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.

DECLARATION OF CONFLICT OF INTEREST

Do any board members wish to declare a conflict of interest in discussing any of the agenda items?

HEARING OF CITIZEN COMMENTS

No formal Committee action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Committee discusses that particular item.

To make a comment during this period, or during any agenda item: On a computer or handheld device, locate the controls on your computer to raise your hand. You may need to move your mouse to see these controls. On a traditional telephone, dial *6 to unmute your phone and dial *9 to raise your hand.

FINANCIALS

- [1.](#) Approval of December Financials.
- [2.](#) Approval of January Financials.

PRESENTATIONS

- [3.](#) Presentation by Stellar Vintage regarding the Wind Up Funding. **(Holly Barnett)**
- [4.](#) Presentation by Anderson Commercial Group. **(Patrick McGlenn)**

CONSIDERATIONS / DISCUSSIONS / REPORTS

- [5.](#) Staff Report Regarding Public Comment Process. **(EDD Zeinert)**
- [6.](#) Discussion and Possible Action Regarding Scanalytics loan. **(EDD Zeinert)**
- [7.](#) Discussion and Possible Approval for 108 Demo RFP. **(EDD Zeinert)**
- [8.](#) Discussion and Possible Approval of 216 Demo RFP. **(EDD Zeinert)**
- [9.](#) Discussion and Possible Approval of Modified Wind Up Logo. **(EDD Zeinert)**
- [10.](#) Discussion and Possible Approval of Housing Roundtable Topic. **(EDD Zeinert)**
- [11.](#) Discussion and Possible Approval of RFP for Broker and Listing Agent. **(EDD Zeinert)**

EXECUTIVE SESSION

Adjourn to Closed Session, TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Items to be discussed:

12. Discussion and Possible Approval of Offer to Purchase Stepmother LLC. **(EDD Zeinert)**
13. Discussion and Possible Approval of Reallocation of Stellar Vintage Wind Up Funds. **(EDD Zeinert)**
14. Discussion and Possible Action Regarding Purchasing /BIRW 00003 from Elyssa Launderville. **(EDD Zeinert)**

15. Discussion and Possible Approval of Sale of a Portion of /BIRW0003A. **(EDD Zeinert)**
16. Discussion and Possible Approval of Reconsideration of Anderson Contract. **(EDD Zeinert)**
17. Discussion and Possible Action of Offer to Purchase on /TRA 00003 (216 E Main). **(EDD Zeinert)**

RECONVENE INTO OPEN SESSION

18. Reconvene to Open Session to Take Possible Action on Closed Session Item(s). **(EDD Zeinert)**

FUTURE AGENDA ITEMS

19. Key Fobbing at the Innovation Center
20. Role of CDA Regarding Liquor Licenses for Businesses

ADJOURNMENT

A quorum of the Common Council may be present. This notice is given to inform the public that no formal action will be taken at this meeting.

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting.

**CITY OF WHITEWATER
BALANCE SHEET
DECEMBER 31, 2024**

Item 1.

INNOVATION CTR-OPERATIONS

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
920-11100	CASH	5,792.14	.00	61,011.62	66,803.76
920-11300	INVESTMENTS-ASSOC-DROULLARD	8,560.20	.00	547.73	9,107.93
920-17100	INTEREST RECEIVABLE	2,437.33	.00	.00	2,437.33
920-19200	SHORT TERM LEASE RECEIVABLE	141,248.31	.00	.00	141,248.31
920-19250	LONG TERM LEASE RECEIVABLE	589,951.02	.00	.00	589,951.02
	TOTAL ASSETS	747,989.00	.00	61,559.35	809,548.35
 <u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
920-21100	ACCOUNTS PAYABLE	11,050.89	.00	952.31	12,003.20
920-21106	WAGES CLEARING	.00	.00	1,762.28	1,762.28
920-23810	ACCRUED VACATION & SICK LEAVE	.00	.00	2,865.98	2,865.98
920-29500	DEF INFLOW OF RESOURCES LEASES	699,434.89	.00	.00	699,434.89
	TOTAL LIABILITIES	710,485.78	.00	5,580.57	716,066.35
 <u>FUND EQUITY</u>					
920-34100	ASSIGNED FB-MAINT SINKING FD	6,000.00	.00	.00	6,000.00
920-34200	ASSIGNED FB-DROULLARD MEM	21,393.07	.00	.00	21,393.07
920-34300	FUND BALANCE	10,110.15	.00	.00	10,110.15
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	.00	55,978.78	55,978.78
	BALANCE - CURRENT DATE	.00	.00	55,978.78	55,978.78
	TOTAL FUND EQUITY	37,503.22	.00	55,978.78	93,482.00
	TOTAL LIABILITIES AND EQUITY	747,989.00	.00	61,559.35	809,548.35

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2024

Item 1.

INNOVATION CTR-OPERATIONS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
920-48410-56	INT. INCOME--DROULLARD MEM	.00	547.73	75.00 (472.73)	730.3
920-48620-56	FACILITY RENTAL REVENUE	.00	775.00	.00 (775.00)	.0
920-48622-56	RENT-ADVASEC INC	.00	1,050.00	2,100.00 1,050.00	50.0
920-48623-56	RENT-HEATHERLYN ASSIST LVG	.00	1,800.00	1,800.00 .00	100.0
920-48631-56	RENT-CESA #2	.00	89,750.00	87,000.00 (2,750.00)	103.2
920-48632-56	RENT-JEDI	.00	11,732.15	11,611.20 (120.95)	101.0
920-48633-56	RENT-BLACKTHORNE CAPITAL LLC	.00	23,543.00	23,340.00 (203.00)	100.9
920-48636-56	RENT-I-BUTTON	.00	43,237.96	48,762.84 5,524.88	88.7
920-48640-56	RENT-REIMER SYSTEMS	.00	2,000.00	1,800.00 (200.00)	111.1
920-48646-56	RENT-CROWDS.IO-IDEAWAKE	.00	1,800.00	1,800.00 .00	100.0
920-48649-56	RENT-DE GRAFF & ASSOCIATES	.00	900.00	1,800.00 900.00	50.0
920-48653-56	RENT-SCANALYTICS	.00	1,800.00	1,800.00 .00	100.0
920-48661-56	RENT-BLUE LINE BATTERIES	.00	9,948.00	9,900.00 (48.00)	100.5
920-48666-56	RENT-MINERAL ARMOR	.00	1,800.00	1,800.00 .00	100.0
920-48672-56	RENT-IRON FORGE DEVEL LLC	.00	2,025.00	1,800.00 (225.00)	112.5
920-48673-56	RENT-KREATIVE SOLUTIONS	.00	1,350.00	1,800.00 450.00	75.0
920-48677-56	RENT-ROOFMARKETPLACE	.00	1,800.00	1,800.00 .00	100.0
920-48680-56	RENT-NYLEN & PARTNERS	.00	2,025.00	1,800.00 (225.00)	112.5
920-48681-56	RENT-SAFEPRO TECH	.00	1,200.00	1,200.00 .00	100.0
920-48683-56	RENT-PAQUETTE CENTER	.00	36,054.24	36,054.24 .00	100.0
920-48684-56	RENT-US FORESTRY SVC	.00	11,613.53	11,160.00 (453.53)	104.1
920-48686-56	RENT-SUMMERSSET MARINE	.00	2,100.00	2,100.00 .00	100.0
920-48687-56	RENT-REGENCY RARE COINS	.00	7,330.00	.00 (7,330.00)	.0
	TOTAL MISCELLANEOUS REVENUE	.00	256,181.61	251,303.28 (4,878.33)	101.9
<u>OTHER FINANCING SOURCES</u>					
920-49300-56	FUND BALANCE APPLIED	.00	.00	(37,673.34) (37,673.34)	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	(37,673.34) (37,673.34)	.0
	TOTAL FUND REVENUE	.00	256,181.61	213,629.94 (42,551.67)	119.9

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2024

Item 1.

INNOVATION CTR-OPERATIONS

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>
<u>INNOVATION CENTER</u>					
920-56500-111 SALARIES	.00	35,662.36	34,839.17	(823.19)	102.4
920-56500-151 FRINGE BENEFITS	.00	11,480.73	7,065.77	(4,414.96)	162.5
920-56500-212 LEGAL SERVICES	.00	971.50	250.00	(721.50)	388.6
920-56500-215 PROFESSIONAL SERVICES	.00	.00	800.00	800.00	.0
920-56500-220 INSURANCE EXPENSE	.00	8,191.88	7,500.00	(691.88)	109.2
920-56500-221 UTILITIES-CITY-H2O/SEWER/STORM	.00	6,970.23	7,500.00	529.77	92.9
920-56500-222 ELECTRIC UTILITIES	.00	69,048.05	77,000.00	7,951.95	89.7
920-56500-225 TELECOM/INTERNET/COMMUNICATION	.00	3,171.39	2,725.00	(446.39)	116.4
920-56500-226 MEDIA-MONTHLY	.00	975.00	1,000.00	25.00	97.5
920-56500-227 RENTAL EXPENSES	.00	402.00	.00	(402.00)	.0
920-56500-243 CONTRACT-PREVENTIVE MAINT	.00	2,092.32	5,500.00	3,407.68	38.0
920-56500-245 BUILDING MAINTENANCE	.00	13,708.34	10,000.00	(3,708.34)	137.1
920-56500-246 JANITORIAL SERVICES	.00	25,272.00	20,000.00	(5,272.00)	126.4
920-56500-250 BLDG MAINT SUPPLIES	.00	5,639.06	10,950.00	5,310.94	51.5
920-56500-294 GROUNDS MAINTENANCE/SNOW/ICE	.00	10,455.00	16,500.00	6,045.00	63.4
920-56500-310 OFFICE & OPERATING SUPPLIES	.00	2,090.01	900.00	(1,190.01)	232.2
920-56500-311 POSTAGE	.00	.00	100.00	100.00	.0
920-56500-323 MARKETING EXPENSES	.00	4,072.96	8,000.00	3,927.04	50.9
920-56500-330 TRAVEL EXPENSE	.00	.00	500.00	500.00	.0
920-56500-341 MISC EXPENSE	.00	.00	2,500.00	2,500.00	.0
TOTAL INNOVATION CENTER	.00	200,202.83	213,629.94	13,427.11	93.7
TOTAL FUND EXPENDITURES	.00	200,202.83	213,629.94	13,427.11	93.7
NET REVENUE OVER EXPENDITURES	.00	55,978.78	.00	(55,978.78)	.0

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

Item 2.

ECONOMIC DEVELOPMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>OTHER FINANCING SOURCES</u>						
900-49265-56	TRANSFER TID #4 AFFORD HOUSING	.00	.00	50,000.00	50,000.00	.0
900-49266-56	TRANSFER TID #11-ADMIN	.00	.00	25,000.00	25,000.00	.0
900-49267-56	TRANSFER TID #12-ADMIN	.00	.00	25,000.00	25,000.00	.0
900-49270-56	TRANSFER TID #10-ADMIN	.00	.00	50,000.00	50,000.00	.0
900-49290-56	GENERAL FUND TRANSFER	.00	.00	30,000.00	30,000.00	.0
900-49300-56	FUND BALANCE APPLIED	.00	.00	6,617.61	6,617.61	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	186,617.61	186,617.61	.0
	TOTAL FUND REVENUE	.00	.00	186,617.61	186,617.61	.0

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

Item 2.

ECONOMIC DEVELOPMENT FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>
<u>CDA</u>						
900-56500-111	SALARIES	6,072.03	6,072.03	125,348.75	119,276.72	4.8
900-56500-151	FRINGE BENEFITS	2,426.22	2,426.22	28,580.05	26,153.83	8.5
900-56500-210	PROFESSIONAL DEVELOPMENT	361.00	361.00	2,000.00	1,639.00	18.1
900-56500-215	PROFESSIONAL SERVICES	.00	.00	2,550.25	2,550.25	.0
900-56500-222	COUNTY/REGIONAL ECON DEV	11,218.50	11,218.50	12,120.00	901.50	92.6
900-56500-223	MARKETING	.00	.00	1,500.00	1,500.00	.0
900-56500-224	SOFTWARE/HARDWARE MAINTENANCE	854.64	854.64	7,170.37	6,315.73	11.9
900-56500-225	TELECOM/INTERNET/COMMUNICATION	.00	.00	2,219.74	2,219.74	.0
900-56500-310	OFFICE & OPERATING SUPPLIES	210.00	210.00	612.06	402.06	34.3
900-56500-311	POSTAGE	79.04	79.04	204.02	124.98	38.7
900-56500-325	PUBLIC EDUCATION	.00	.00	235.00	235.00	.0
900-56500-330	TRAVEL EXPENSE	.00	.00	3,774.37	3,774.37	.0
900-56500-341	MISC EXPENSE	.00	.00	303.00	303.00	.0
	TOTAL CDA	<u>21,221.43</u>	<u>21,221.43</u>	<u>186,617.61</u>	<u>165,396.18</u>	<u>11.4</u>
	TOTAL FUND EXPENDITURES	<u>21,221.43</u>	<u>21,221.43</u>	<u>186,617.61</u>	<u>165,396.18</u>	<u>11.4</u>
	NET REVENUE OVER EXPENDITURES	<u>(21,221.43)</u>	<u>(21,221.43)</u>	<u>.00</u>	<u>21,221.43</u>	<u>.0</u>

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

Item 2.

CDA PROGRAMS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>FACADE LOAN REVENUE</u>					
910-44005-00	FACADE INT-BOWER'S HOUSE \$50K	48.67	48.67	.00 (48.67)	.0
910-44006-00	FACADE INT-SHABANI INV LLC 50K	163.92	163.92	.00 (163.92)	.0
	TOTAL FACADE LOAN REVENUE	212.59	212.59	.00 (212.59)	.0
<u>ACTION LOAN REVENUE</u>					
910-46001-00	INT INC-ACTION-LRN DEPOT \$41K	40.59	40.59	340.86 300.27	11.9
910-46008-00	INT INC-ACTION-SAFEPRO \$100K	284.10	284.10	3,145.80 2,861.70	9.0
910-46010-00	INT INC-ACTION-SWSPOT/GILDE	133.20	133.20	1,356.59 1,223.39	9.8
	TOTAL ACTION LOAN REVENUE	457.89	457.89	4,843.25 4,385.36	9.5
<u>MISCELLANEOUS REVENUE</u>					
910-48103-00	INTEREST INCOME-FACADE	63.61	63.61	668.25 604.64	9.5
910-48104-00	INTEREST INCOME-HOUSING	33.10	33.10	388.50 355.40	8.5
910-48108-00	INTEREST INCOME-SEED FUND	215.10	215.10	562.50 347.40	38.2
910-48109-00	INTEREST INCOME-ACTION FUND	2,936.74	2,936.74	25,312.50 22,375.76	11.6
910-48605-00	RENTAL INCOME-CROP LEASES	.00	.00	15,876.00 15,876.00	.0
	TOTAL MISCELLANEOUS REVENUE	3,248.55	3,248.55	42,807.75 39,559.20	7.6
<u>OTHER FINANCING SOURCES</u>					
910-49300-56	FUND BALANCE APPLIED	.00	.00	(37,651.00) (37,651.00)	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	(37,651.00) (37,651.00)	.0
	TOTAL FUND REVENUE	3,919.03	3,919.03	10,000.00 6,080.97	39.2

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

Item 2.

CDA PROGRAMS FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>
<u>CDA PROGRAMS</u>						
910-56500-212	LEGAL/PROFESSIONAL/MARKETING	775.00	775.00	5,000.00	4,225.00	15.5
910-56500-219	PROFESSIONAL SERVICES	.00	.00	5,000.00	5,000.00	.0
910-56500-408	RENTAL & PROPERTY EXPENSES	510.88	510.88	.00	(510.88)	.0
910-56500-525	ACTION GRANTS-BUSINESS DEV	361.97	361.97	.00	(361.97)	.0
	TOTAL CDA PROGRAMS	<u>1,647.85</u>	<u>1,647.85</u>	<u>10,000.00</u>	<u>8,352.15</u>	<u>16.5</u>
	TOTAL FUND EXPENDITURES	<u>1,647.85</u>	<u>1,647.85</u>	<u>10,000.00</u>	<u>8,352.15</u>	<u>16.5</u>
	NET REVENUE OVER EXPENDITURES	<u>2,271.18</u>	<u>2,271.18</u>	<u>.00</u>	<u>(2,271.18)</u>	<u>.0</u>

ACTION FUND		ORIGINAL	12/31/2024			01/31/2025	Principal Pymts		NOTES
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE	To Date	Written Off	
910-13500	PAUQUETTE CENTER LOAN REC V	\$158,320.00	\$96,423.04	1,289.52	0.00	\$95,133.52	\$63,186.48		Current
910-13501	ACTION-LEARNING DEPOT \$41,294	\$41,294.63	\$12,247.42	657.46	40.59	\$11,589.96	\$29,704.67		Current
910-13508	ACTION-FINE FOOD ARTS \$30,000	\$30,000.00	\$30,000.00	0.00	0.00	\$30,000.00	\$0.00		First pymt due 12/15/2022-Certified Demand Letter Sent 12/01/2
910-13509	ACTION-SAFEPRO TECH \$100K	\$104,360.00	\$85,259.90	1,188.90	284.10	\$84,071.00	\$20,289.00		Current
910-13510	ACTION-SWSPOT/GILDEMEISTER 54K	\$54,000.00	\$37,512.29	625.55	133.20	\$36,886.74	\$17,113.26		Current
910-17002	UDAG-SLIPSTREAM-LOC	\$12,500.00	\$12,500.00	0.00	0.00	\$12,500.00	\$0.00		In Default/Strive On-Still in Business
TOTALS		\$683,770.25	\$273,942.65	\$3,761.43	\$457.89	\$270,181.22	\$259,982.91	\$153,606.12	
910-13999	ACTION LOAN-LOAN LOSS RESERVE		\$0.00	0.00	0.00	\$0.00			
910-17999	UDAG-LOAN LOSS RESERVE		(\$12,500.00)	0.00	0.00	(\$12,500.00)			

FAÇADE LOAN		ORIGINAL	12/31/2024			01/31/2025	Principle Pymts		NOTES
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE	To Date	Written Off	
910-16008	FAÇADE-BOWERS HOUSE LLC \$50K	75,000.00	56,451.64	2,066.93	48.67	54,384.71	\$20,615.29		Current
910-16009	FAÇADE-SHABANI INV LLC \$50K	50,000.00	49,175.22	139.07	0.00	49,036.15	\$963.85		New Loan June 2024-First payment July 2024
TOTALS		\$ 75,000.00	\$ 56,451.64	\$ 2,066.93	\$ 48.67	\$ 54,384.71			

CAPITAL CATALYST		ORIGINAL	12/31/2024			01/31/2025	Principal Pymts	Amount	NOTES
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE	To Date	Written Off	
910-15000	CAP CAT-SLIPSTREAM-\$102,500	\$102,500.00	\$102,500.00	0.00	0.00	\$102,500.00	\$0.00		interest only-last payment received 10/31/2016
910-15003	CAP CAT-SLIPSTREAM-\$42,000	\$42,000.00	\$42,000.00	0.00	0.00	\$42,000.00	\$0.00		annual net revenue royalty-no payments have been received.
910-15006	CAP CAT- ROYAL-INVENT-27.5K	\$27,500.00	\$27,500.00	0.00	0.00	\$27,500.00	\$0.00		annual net revenue royalty-last pymt 11/22/2024
910-15011	CAP CAT-ROYAL-SCANALYTICS-95K	\$97,500.00	\$97,500.00	0.00	0.00	\$97,500.00	\$0.00		annual net revenue royalty-only payment rec'd 04/02/2019
910-15012	CAP CAT-ROYAL-INVENTALATOR-75K	\$77,500.00	\$77,500.00	0.00	0.00	\$77,500.00	\$0.00		annual net revenue royalty-last pymt 11/22/2024
910-15018	CAP CAT-RECRUITCHUTE \$51,050	\$51,050.00	\$0.00	0.00	0.00	\$0.00	\$0.00	\$51,050.00	Disolved in 2021/Written of August 2024
TOTALS		\$601,264.00	\$550,214.00	\$0.00	\$0.00	\$347,000.00	\$203,214.00	\$153,050.00	
910-15999	CAP CAT-LOAN LOSS RESERVE		\$0.00						

HOUSING		ORIGINAL	12/31/2024			01/31/2025
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE
910-14000	CDBG HOUSING-MO301	\$8,220.00	\$8,220.00	0.00	0.00	\$8,220.00
910-14001	CDBG HOUSING-A8416	\$10,203.84	\$10,203.84	0.00	0.00	\$10,203.84
910-14003	CDBG HOUSING-B935	\$18,420.02	\$18,420.02	0.00	0.00	\$18,420.02
910-14006	CDBG HOUSING-C932	\$8,062.00	\$8,062.00	0.00	0.00	\$8,062.00
910-14009	CDBG HOUSING-J8802	\$10,818.00	\$10,818.00	0.00	0.00	\$10,818.00
910-14011	CDBG HOUSING-M8501	\$11,000.90	\$11,000.90	0.00	0.00	\$11,000.90
910-14013	CDBG HOUSING-P954	\$11,000.00	\$11,000.00	0.00	0.00	\$11,000.00
910-14016	CDBG HOUSING-V902	\$12,504.15	\$12,504.15	0.00	0.00	\$12,504.15
910-14025	CDBG HOUSING-M0801	\$18,422.00	\$18,422.00	0.00	0.00	\$18,422.00
910-14026	CDBG HOUSING-B0803-0901	\$34,448.00	\$34,448.00	0.00	0.00	\$34,448.00
910-14030	CDBG HOUSING-HO#13-2016	\$8,000.00	\$8,000.00	0.00	0.00	\$8,000.00
910-14031	CDBG HOUSING-HO#4	\$37,795.00	\$37,795.00	0.00	0.00	\$37,795.00
910-14038	CDBG HOUSING-HO#14	\$14,671.00	\$18,000.00	0.00	0.00	\$18,000.00
910-14039	CDBG HOUSING-HO#15	\$21,090.00	\$36,815.00	0.00	0.00	\$36,815.00
910-14040	CDBG HOUSING-HO#18	\$4,235.00	\$4,235.00	0.00	0.00	\$4,235.00
910-14041	CDBG HOUSING-HO#22	\$6,688.75	\$6,688.75	0.00	0.00	\$6,688.75
TOTALS		\$235,578.66	\$247,943.91	\$0.00	\$0.00	\$247,943.91
910-14999	CDBG HOUSING-LOAN LOSS RESERVE		\$0.00			
910-35000	GENERAL LOAN LOSS RESERVE		\$0.00			

New Loan July 2024

AFFORDABLE HOUSING LOANS		ORIGINAL	12/31/2024			01/31/2025
ACCT #	CLIENT	LOAN	BALANCE	PRINCIPAL	INTEREST	BALANCE
441-14000	12/27/2023 Waylon Raupp-245 S Whiton St	\$25,000.00	\$25,000.00		0.00	\$25,000.00
441-14000	08/29/2024 Nicholas Carpenter-303 S Whiton St	\$25,000.00	\$25,000.00		0.00	\$25,000.00
441-14000	09/03/2024 Mark C Robb-371 S Janesville St	\$25,000.00	\$25,000.00		0.00	\$25,000.00
441-14000	12/20/2024 Tanner & Monica Conn-243 N Fremont	\$25,000.00	\$25,000.00		0.00	\$25,000.00
TOTALS		\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$100,000.00

**CITY OF WHITEWATER
BALANCE SHEET
JANUARY 31, 2025**

Item 2.

ECONOMIC DEVELOPMENT FUND

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
900-11100	CASH	22,428.83	(29,649.11)	(29,649.11)	(7,220.28)
900-19000	GASB 68-WRS NET PENSION ASSETS	(6,097.61)	.00	.00	(6,097.61)
900-19021	GASB 68-WRS DOR	23,154.68	.00	.00	23,154.68
900-19999	GASB 68-PENSION CLEARING ACCT	5,089.00	.00	.00	5,089.00
TOTAL ASSETS		44,574.90	(29,649.11)	(29,649.11)	14,925.79
<u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
900-21100	ACCOUNTS PAYABLE	2,614.77	(2,547.77)	(2,547.77)	67.00
900-21106	WAGES CLEARING	5,879.91	(5,879.91)	(5,879.91)	.00
900-23810	ACCRUED VACATION & SICK LEAVE	5,492.03	.00	.00	5,492.03
900-29011	GASB 68-WRS DIR	12,767.45	.00	.00	12,767.45
TOTAL LIABILITIES		26,754.16	(8,427.68)	(8,427.68)	18,326.48
<u>FUND EQUITY</u>					
900-34300	PROPRIETARY CAPITAL	17,820.74	.00	.00	17,820.74
UNAPPROPRIATED FUND BALANCE:					
	REVENUE OVER EXPENDITURES - YTD	.00	(21,221.43)	(21,221.43)	(21,221.43)
	BALANCE - CURRENT DATE	.00	(21,221.43)	(21,221.43)	(21,221.43)
TOTAL FUND EQUITY		17,820.74	(21,221.43)	(21,221.43)	(3,400.69)
TOTAL LIABILITIES AND EQUITY		44,574.90	(29,649.11)	(29,649.11)	14,925.79

**CITY OF WHITEWATER
BALANCE SHEET
JANUARY 31, 2025**

Item 2.

CDA PROGRAMS FUND

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
910-11600	CDBG-HOUSING CHK-1CSB XXX450	8,408.74	33.10	33.10	8,441.84
910-11702	FACADE CKING-1ST CIT- XXX442	14,500.97	2,482.20	2,482.20	16,983.17
910-11800	ACTION-BUS DEV-BUS PARK-XXX127	323,303.26	5,508.21	5,508.21	328,811.47
910-11801	ACTION-LAND PURCHASE-XXX127	419,843.62	.00	.00	419,843.62
910-11900	CAP CAT-ASSOC BK XXXXX3734	144,556.29	215.10	215.10	144,771.39
910-13500	PAUQUETTE CENTER LOAN REC V	96,423.04	(1,289.52)	(1,289.52)	95,133.52
910-13501	ACTION-LEARNING DEPOT \$41,294	12,247.42	(657.46)	(657.46)	11,589.96
910-13508	ACTION-FINE FOOD ARTS \$30,000	30,000.00	.00	.00	30,000.00
910-13509	ACTION-SAFEPRO TECH \$100K	85,259.90	(1,188.90)	(1,188.90)	84,071.00
910-13510	ACTION-SWSPOT/GILDEMEISTER 54K	37,512.29	(625.55)	(625.55)	36,886.74
910-14000	CDBG HOUSING-MO301	8,220.00	.00	.00	8,220.00
910-14001	CDBG HOUSING-A8416	10,203.84	.00	.00	10,203.84
910-14003	CDBG HOUSING-B935	18,420.02	.00	.00	18,420.02
910-14006	CDBG HOUSING-C932	8,062.00	.00	.00	8,062.00
910-14009	CDBG HOUSING-J8802	10,818.00	.00	.00	10,818.00
910-14011	CDBG HOUSING-M8501	11,000.90	.00	.00	11,000.90
910-14013	CDBG HOUSING-P954	11,000.00	.00	.00	11,000.00
910-14016	CDBG HOUSING-V902	12,504.15	.00	.00	12,504.15
910-14025	CDBG HOUSING-M0801	18,422.00	.00	.00	18,422.00
910-14026	CDBG HOUSING-B0803-0901	34,448.00	.00	.00	34,448.00
910-14030	CDBG HOUSING-HO#13-2016	8,000.00	.00	.00	8,000.00
910-14031	CDBG HOUSING-HO#4	37,795.00	.00	.00	37,795.00
910-14038	CDBG HOUSING-HO#14	18,000.00	.00	.00	18,000.00
910-14039	CDBG HOUSING-HO#15	36,815.00	.00	.00	36,815.00
910-14040	CDBG HOUSING-HO#18	4,235.00	.00	.00	4,235.00
910-14041	CDBG HOUSING-HO#22	6,688.75	.00	.00	6,688.75
910-15000	CAP CAT-SLIPSTREAM-\$102,500	102,500.00	.00	.00	102,500.00
910-15003	CAP CAT-SLIPSTREAM-\$42,000	42,000.00	.00	.00	42,000.00
910-15006	CAP CAT- ROYAL-INVENT-27.5K	27,500.00	.00	.00	27,500.00
910-15011	CAP CAT-ROYAL-SCANALYTICS-95K	97,500.00	.00	.00	97,500.00
910-15012	CAP CAT-ROYAL-INVENTALATOR-75K	77,500.00	.00	.00	77,500.00
910-16008	FACADE-BOWERS HOUSE LLC \$50K	56,451.64	(2,066.93)	(2,066.93)	54,384.71
910-16009	FACADE-SHABANI INV LLC \$50K	49,175.22	(139.07)	(139.07)	49,036.15
910-17002	UDAG-SLIPSTREAM-LOC	12,500.00	.00	.00	12,500.00
910-17999	UDAG-LOAN LOSS RESERVE	(12,500.00)	.00	.00	(12,500.00)
910-18350	LAND	565,797.38	.00	.00	565,797.38
910-18360	REAL ESTATE	6,128,544.00	.00	.00	6,128,544.00
	TOTAL ASSETS	8,573,656.43	2,271.18	2,271.18	8,575,927.61
<u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
910-22000	ACCUM DEPREC-BUILDING	1,709,182.14	.00	.00	1,709,182.14
910-25100	DUE TO GENERAL FUND	4,840.46	.00	.00	4,840.46
	TOTAL LIABILITIES	1,714,022.60	.00	.00	1,714,022.60
<u>FUND EQUITY</u>					

**CITY OF WHITEWATER
BALANCE SHEET
JANUARY 31, 2025**

Item 2.

CDA PROGRAMS FUND

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
910-30110 CONTRIBUTED CAPITAL	275,171.53	.00	.00	275,171.53
910-34300 PROPRIETARY CAPITAL	6,053,564.37	.00	.00	6,053,564.37
910-34400 RESERVE FOR LAND PURCHASES	530,897.93	.00	.00	530,897.93
UNAPPROPRIATED FUND BALANCE:				
REVENUE OVER EXPENDITURES - YTD	.00	2,271.18	2,271.18	2,271.18
BALANCE - CURRENT DATE	.00	2,271.18	2,271.18	2,271.18
TOTAL FUND EQUITY	6,859,633.83	2,271.18	2,271.18	6,861,905.01
TOTAL LIABILITIES AND EQUITY	8,573,656.43	2,271.18	2,271.18	8,575,927.61

Report Criteria:

Report type: GL detail

Invoice Detail.GL account = 9001000000-9009999999,9101000000-9109999999

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Notes	Description	Invoice Number	Invoice GL Account	Invoice Amount
900									
01/25	01/02/2025	97763	191	JEFFERSON CO ECON DEV CO		2025 CONSORTIUM FEES	2025-C-WHI	900-56500-222	6,664.50
01/25	01/02/2025	97776	3939	WALWORTH CO ECONOMIC DE		2025 MEMBERSHIP RENEWAL	1571	900-56500-222	4,554.00
01/25	01/09/2025	97789	8120	FEI BEHAVIORIAL HEALTH		2025 EAP SVCS	FEI-IN-10152	900-56500-151	39.36
01/25	01/23/2025	97878	291	GORDON FLESCH CO INC		DEC 2024 COPIES CHARGE	IN15001108	900-56500-310	13.74
01/25	01/29/2025	97916	9815	TRACY CROSS & ASSOCIATES I		DEC 2024 HOUSING RESEARCH & CONSULT/DOC REVIE	14302	900-56500-215	1,401.25
01/25	01/23/2025	900177	8487	US BANK	TAYLOR ZEINERT-KALAHAR	2025- Ehlers seminar about TIF	JANUARY 20	900-56500-210	116.00
01/25	01/23/2025	900177	8487	US BANK	TAYLOR ZEINERT-NIU OUT	2025-WCMA Winter Conference	JANUARY 20	900-56500-210	245.00
01/25	01/23/2025	900177	8487	US BANK	TAYLOR ZEINERT-EHLERS	2025-Ehlers seminar about TIF	JANUARY 20	900-56500-310	210.00
01/25	01/23/2025	900177	8487	US BANK	JEREMIAH THOMAS-STAFF	NOV 2024 CDA LEGAL WORK	JANUARY 20	900-56500-212	234.50
01/25	01/23/2025	900177	8487	US BANK	TAYLOR ZEINERT-AMAZON	Frames for Walworth County Housing Award	JANUARY 20	900-56500-310	25.97
01/25	01/23/2025	900177	8487	US BANK	TAYLOR ZEINERT-AMAZON.	Office Supplies	JANUARY 20	900-56500-310	19.57
01/25	01/23/2025	900177	8487	US BANK	TAYLOR ZEINERT-MINUTEM	Whitewater folders for developers and larger informational ev	JANUARY 20	900-56500-310	852.74
Total 900:									14,376.63
910									
01/25	01/29/2025	97908	6722	MSA PROFESSIONAL SERVICE		HO#22 INSPECTION FEES	011919	910-14041	775.00
01/25	01/29/2025	97908	6722	MSA PROFESSIONAL SERVICE		HO#22 INSPECTION FEES	011919	910-14041	775.00- V
Total 910:									.00
Grand Totals:									14,376.63

M = Manual Check, V = Void Check

Account Name	CDA Operating	Action Bus Dev (UDAG) Checking	Façade Checking	CDBG Housing	Capital Cat Checking
Fund Account Number	Fund 900	Fund 910 xxx-127	Fund 910 xxx-442	Fund 910 xxx-450	Fund 910 xxxxxx3734
Bank	1st Citizens	1st Citizens	1st Citizens	1st Citizens	Associated
Interest Rate	4.73%	4.73%	4.73%	4.73%	1.76%
GL Account Number(s)	900-11100	910-11800 910-11801 910-11806	910-11702	910-11600	910-11900
GL Balance as of:					
02/29/2024	14,882.76	975,482.61	25,095.73	14,555.81	119,551.53
03/31/2024	4,161.30	860,772.65	25,203.20	14,618.14	119,779.36
04/30/2024	41,597.15	868,864.87	28,799.53	14,687.31	120,000.26
05/31/2024	5,443.42	871,263.01	31,053.68	14,754.47	120,228.95
06/30/2024	11,084.72	861,863.31	0.00	14,815.36	120,450.68
07/31/2024	-6,399.39	893,135.53	2,516.35	8,229.06	120,654.72
08/31/2024	1,744.27	803,182.07	4,952.84	8,265.72	120,859.11
09/30/2024	62,934.26	790,169.88	7,401.46	8,303.72	121,057.24
10/31/2024	48,557.44	758,849.41	9,860.33	8,340.60	121,236.68
11/30/2024	33,654.07	761,184.17	12,025.37	8,373.75	146,957.91
12/31/2024	22,479.34	743,146.88	14,500.97	8,408.74	144,556.29
01/31/2025	-7,169.77	748,655.09	16,983.17	8,441.84	144,771.39
Outstanding items		-1,647.85			
Current Bank Balance	-7,169.77	750,302.94	16,983.17	8,441.84	144,771.39
Difference:	0.00	0.00	0.00	0.00	0.00

Monthly GL bank balances may not agree with the actual month end bank account balances due to outstanding items.

January 2025 Interest Income

ACTION-BUS DEV-BUS PARK-XXX127	910-11800	2,936.74	January 2025 Interest Income
FACADE CKING-1ST CIT- XXX442	910-11702	63.61	January 2025 Interest Income
CDBG-HOUSING CHK-1CSB XXX450	910-11600	33.10	January 2025 Interest Income
CAP CAT-ASSOC BK XXXXX3734	910-11900	215.10	January 2025 Interest Income
INTEREST INCOME-ACTION FUND	910-48109-00	(2,936.74)	January 2025 Interest Income
INTEREST INCOME-FACADE	910-48103-00	(63.61)	January 2025 Interest Income
INTEREST INCOME-HOUSING	910-48104-00	(33.10)	January 2025 Interest Income
INTEREST INCOME-SEED FUND	910-48108-00	(215.10)	January 2025 Interest Income

CITY OF WHITEWATER
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

Item 2.

INNOVATION CTR-OPERATIONS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>						
920-48410-56	INT. INCOME--DROULLARD MEM	32.19	32.19	.00	(32.19)	.0
920-48622-56	RENT-ADVASEC INC	75.00	75.00	.00	(75.00)	.0
920-48623-56	RENT-HEATHERLYN ASSIST LVG	150.00	150.00	1,800.00	1,650.00	8.3
920-48631-56	RENT-CESA #2	7,500.00	7,500.00	90,000.00	82,500.00	8.3
920-48632-56	RENT-JEDI	991.79	991.79	11,901.48	10,909.69	8.3
920-48633-56	RENT-BLACKTHORNE CAPITAL LLC	1,974.00	1,974.00	23,688.00	21,714.00	8.3
920-48636-56	RENT-I-BUTTON	3,913.58	3,913.58	46,962.96	43,049.38	8.3
920-48640-56	RENT-REIMER SYSTEMS	175.00	175.00	2,100.00	1,925.00	8.3
920-48646-56	RENT-CROWDS.IO-IDEAWAKE	150.00	150.00	1,800.00	1,650.00	8.3
920-48653-56	RENT-SCANALYTICS	150.00	150.00	1,800.00	1,650.00	8.3
920-48661-56	RENT-BLUE LINE BATTERIES	833.00	833.00	9,996.00	9,163.00	8.3
920-48666-56	RENT-MINERAL ARMOR	150.00	150.00	1,800.00	1,650.00	8.3
920-48672-56	RENT-IRON FORGE DEVEL LLC	175.00	175.00	2,100.00	1,925.00	8.3
920-48673-56	RENT-KREATIVE SOLUTIONS	75.00	75.00	900.00	825.00	8.3
920-48680-56	RENT-NYLEN & PARTNERS	175.00	175.00	2,100.00	1,925.00	8.3
920-48681-56	RENT-SAFEPRO TECH	100.00	100.00	1,200.00	1,100.00	8.3
920-48683-56	RENT-PAQUETTE CENTER	3,004.52	3,004.52	36,054.24	33,049.72	8.3
920-48684-56	RENT-US FORESTRY SVC	1,948.34	1,948.34	11,690.04	9,741.70	16.7
920-48686-56	RENT-SUMMERSET MARINE	175.00	175.00	2,100.00	1,925.00	8.3
920-48687-56	RENT-REGENCY RARE COINS	733.00	733.00	2,932.00	2,199.00	25.0
	TOTAL MISCELLANEOUS REVENUE	22,480.42	22,480.42	250,924.72	228,444.30	9.0
<u>OTHER FINANCING SOURCES</u>						
920-49300-56	FUND BALANCE APPLIED	.00	.00	(22,252.26)	(22,252.26)	.0
	TOTAL OTHER FINANCING SOURCES	.00	.00	(22,252.26)	(22,252.26)	.0
	TOTAL FUND REVENUE	22,480.42	22,480.42	228,672.46	206,192.04	9.8

CITY OF WHITEWATER
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

Item 2.

INNOVATION CTR-OPERATIONS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>INNOVATION CENTER</u>						
920-56500-111	SALARIES	2,137.13	2,137.13	44,774.68	42,637.55	4.8
920-56500-151	FRINGE BENEFITS	985.99	985.99	9,844.78	8,858.79	10.0
920-56500-212	LEGAL SERVICES	.00	.00	252.50	252.50	.0
920-56500-220	INSURANCE EXPENSE	8,378.35	8,378.35	9,200.00	821.65	91.1
920-56500-221	UTILITIES-CITY-H2O/SEWER/STORM	.00	.00	7,575.00	7,575.00	.0
920-56500-222	ELECTRIC UTILITIES	.00	.00	77,770.00	77,770.00	.0
920-56500-225	TELECOM/INTERNET/COMMUNICATION	.00	.00	2,740.00	2,740.00	.0
920-56500-243	CONTRACT-PREVENTIVE MAINT	.00	.00	5,555.00	5,555.00	.0
920-56500-245	BUILDING MAINTENANCE	.00	.00	10,100.00	10,100.00	.0
920-56500-246	JANITORIAL SERVICES	.00	.00	24,000.00	24,000.00	.0
920-56500-250	BLDG MAINT SUPPLIES	2,700.00	2,700.00	11,059.50	8,359.50	24.4
920-56500-294	GROUNDS MAINTENANCE/SNOW/ICE	1,310.00	1,310.00	16,665.00	15,355.00	7.9
920-56500-310	OFFICE & OPERATING SUPPLIES	.00	.00	450.00	450.00	.0
920-56500-311	POSTAGE	.00	.00	101.00	101.00	.0
920-56500-323	MARKETING EXPENSES	.00	.00	8,080.00	8,080.00	.0
920-56500-330	TRAVEL EXPENSE	.00	.00	505.00	505.00	.0
	TOTAL INNOVATION CENTER	15,511.47	15,511.47	228,672.46	213,160.99	6.8
	TOTAL FUND EXPENDITURES	15,511.47	15,511.47	228,672.46	213,160.99	6.8
	NET REVENUE OVER EXPENDITURES	6,968.95	6,968.95	.00	(6,968.95)	.0

Account Name	CDA Operating	Action Bus Dev (UDAG) Checking	Façade Checking	CDBG Housing	Capital Cat Checking
Fund Account Number	Fund 900	Fund 910 xxx-127	Fund 910 xxx-442	Fund 910 xxx-450	Fund 910 xxxxxx3734
Bank	1st Citizens	1st Citizens	1st Citizens	1st Citizens	Associated
Interest Rate	4.73%	4.73%	4.73%	4.73%	1.76%
GL Account Number(s)	900-11100	910-11800 910-11801 910-11806	910-11702	910-11600	910-11900
GL Balance as of:					
02/29/2024	14,882.76	975,482.61	25,095.73	14,555.81	119,551.53
03/31/2024	4,161.30	860,772.65	25,203.20	14,618.14	119,779.36
04/30/2024	41,597.15	868,864.87	28,799.53	14,687.31	120,000.26
05/31/2024	5,443.42	871,263.01	31,053.68	14,754.47	120,228.95
06/30/2024	11,084.72	861,863.31	0.00	14,815.36	120,450.68
07/31/2024	-6,399.39	893,135.53	2,516.35	8,229.06	120,654.72
08/31/2024	1,744.27	803,182.07	4,952.84	8,265.72	120,859.11
09/30/2024	62,934.26	790,169.88	7,401.46	8,303.72	121,057.24
10/31/2024	48,557.44	758,849.41	9,860.33	8,340.60	121,236.68
11/30/2024	33,654.07	761,184.17	12,025.37	8,373.75	146,957.91
12/31/2024	22,479.34	743,146.88	14,500.97	8,408.74	144,556.29
01/31/2025	-7,169.77	748,655.09	16,983.17	8,441.84	144,771.39
Outstanding items		-1,647.85			
Current Bank Balance	-7,169.77	750,302.94	16,983.17	8,441.84	144,771.39
Difference:	0.00	0.00	0.00	0.00	0.00

Monthly GL bank balances may not agree with the actual month end bank account balances due to outstanding items.

January 2025 Interest Income

ACTION-BUS DEV-BUS PARK-XXX127	910-11800	2,936.74	January 2025 Interest Income
FACADE CKING-1ST CIT- XXX442	910-11702	63.61	January 2025 Interest Income
CDBG-HOUSING CHK-1CSB XXX450	910-11600	33.10	January 2025 Interest Income
CAP CAT-ASSOC BK XXXXX3734	910-11900	215.10	January 2025 Interest Income
INTEREST INCOME-ACTION FUND	910-48109-00	(2,936.74)	January 2025 Interest Income
INTEREST INCOME-FACADE	910-48103-00	(63.61)	January 2025 Interest Income
INTEREST INCOME-HOUSING	910-48104-00	(33.10)	January 2025 Interest Income
INTEREST INCOME-SEED FUND	910-48108-00	(215.10)	January 2025 Interest Income

CDBG-HOUSING CHK-1CSB XXX450		Total Deposit	Debit	910-11600	-
HO# 1 Payment	Principal		Credit	910-14027	
HO# 11 Payoff	Principal		Credit	910-14037	

ACTION-BUS DEV-BUS PARK-XXX127		Total Deposit	Credit	910-11800	4,219.32
PAUQUETTE CENTER LOAN RECV	Principal		Debit	910-13500	(1,289.52) 01/06/2025 ACH PAYMENT
ACTION-SWSPOT/GILDEMEISTER 54K	Principal		Credit	910-13510	(625.55) 01/22/2025 ACH PAYMENT
INT INC-ACTION-SWSPOT/GILDE	Interest		Credit	910-46010-00	(133.20) 01/22/2025 ACH PAYMENT
ACTION-SAFEPRO TECH \$100K	Principal		Credit	910-13509	(1,188.90) 01/13/2025 ACH PAYMENT
INT INC-ACTION-SAFEPRO \$100K	Interest		Credit	910-46008-00	(284.10) 01/13/2025 ACH PAYMENT
ACTION-LEARNING DEPOT \$41,294	Principal		Credit	910-13501	(657.46) 01/02/2025 ACH PAYMENT
INT INC-ACTION-LRN DEPOT \$41K	Interest		Credit	910-46001-00	(40.59) 01/02/2025 ACH PAYMENT

FACADE CKING-1ST CIT- XXX442		Total Deposit	Credit	910-11702	2,115.60
FACADE-BOWERS HOUSE LLC \$50K	Principal		Credit	910-16008	(2,066.93) 01/10/2025 ACH PAYMENT
FACADE INT-BOWER'S HOUSE \$50K	Interest		Credit	910-44005-00	(48.67) 01/10/2025 ACH PAYMENT
FACADE-SHABANI INV LLC \$50K	Principal		Credit	910-16009	(139.07) 01/15/2025 ACH PAYMENT
FACADE INT-SHABANI INV LLC 50K	Interest		Credit	910-44006-00	(163.92) 01/15/2025 ACH PAYMENT


RENTAL & PROPERTY EXPENSES		Debit	910-56500-408	126 N JEFFERSON ST-910-56500-408
RENTAL & PROPERTY EXPENSES		Debit	910-56500-408	108 W Main St-WATER SEWER
RENTAL & PROPERTY EXPENSES		Debit	910-56500-408	216 E Main St- WATER SEWER
RENTAL & PROPERTY EXPENSES		Debit	910-56500-408	216 A E Main St-WATER SEWER
RENTAL & PROPERTY EXPENSES		Debit	910-56500-408	Gas-071399904-00114-108 W Main St
RENTAL & PROPERTY EXPENSES		Debit	910-56500-408	Electric-071399904-00112-108 W Main St
RENTAL & PROPERTY EXPENSES		Debit	910-56500-408	Electric-071399904-00116-216 E Main
RENTAL & PROPERTY EXPENSES		Debit	910-56500-408	Electric-071399904-00113-108 W Main St
RENTAL & PROPERTY EXPENSES		Debit	910-56500-408	Electric-071399904-00115-216 E Main Lower
RENTAL & PROPERTY EXPENSES		Debit	910-56500-408	\$510.88 2025 PROPERTY/CONTENTS INS
LEGAL/PROFESSIONAL/MARKETING		Debit	910-56500-212	\$775.00 HO#22 INSPECTION FEES
ACTION GRANTS-BUSINESS DEV		Debit	910-56500-525	\$361.97 WIND UP WINNINGS-SOURCING EXP
ACTION GRANTS-BUSINESS DEV		Debit	910-56500-525	
ACTION GRANTS-BUSINESS DEV		Debit	910-56500-525	
ACTION-BUS DEV-BUS PARK-XXX127		Credit	910-11800	(\$1,647.85) ACTION FUND JANUARY 2025
PROFESSIONAL SERVICES		Debit	910-56500-219	- SHABANI FACADE LOAN WORK
FACADE CKING-1ST CIT- XXX442		Credit	910-11702	- SHABANI FACADE LOAN WORK
PROFESSIONAL SERVICES		Debit	910-56500-219	INVENTALATOR LOAN WORK 91056500212
CAP CAT-ASSOC BK XXXXX3734		Credit	910-11900	\$0.00 UCC Filing -INVENTOLATOR

**CITY OF WHITEWATER
BALANCE SHEET
JANUARY 31, 2025**

Item 2.

INNOVATION CTR-OPERATIONS

		BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>					
920-11100	CASH	66,803.76	(6,683.23)	(6,683.23)	60,120.53
920-11300	INVESTMENTS-ASSOC-DROULLARD	9,107.93	32.19	32.19	9,140.12
920-17100	INTEREST RECEIVABLE	2,437.33	.00	.00	2,437.33
920-19200	SHORT TERM LEASE RECEIVABLE	141,248.31	.00	.00	141,248.31
920-19250	LONG TERM LEASE RECEIVABLE	589,951.02	.00	.00	589,951.02
	TOTAL ASSETS	809,548.35	(6,651.04)	(6,651.04)	802,897.31
<u>LIABILITIES AND EQUITY</u>					
<u>LIABILITIES</u>					
920-21100	ACCOUNTS PAYABLE	12,003.20	(11,857.71)	(11,857.71)	145.49
920-21106	WAGES CLEARING	1,762.28	(1,762.28)	(1,762.28)	.00
920-23810	ACCRUED VACATION & SICK LEAVE	2,865.98	.00	.00	2,865.98
920-29500	DEF INFLOW OF RESOURCES LEASES	699,434.89	.00	.00	699,434.89
	TOTAL LIABILITIES	716,066.35	(13,619.99)	(13,619.99)	702,446.36
<u>FUND EQUITY</u>					
920-34100	ASSIGNED FB-MAINT SINKING FD	6,000.00	.00	.00	6,000.00
920-34200	ASSIGNED FB-DROULLARD MEM	21,393.07	.00	.00	21,393.07
920-34300	FUND BALANCE	66,088.93	.00	.00	66,088.93
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	6,968.95	6,968.95	6,968.95
	BALANCE - CURRENT DATE	.00	6,968.95	6,968.95	6,968.95
	TOTAL FUND EQUITY	93,482.00	6,968.95	6,968.95	100,450.95
	TOTAL LIABILITIES AND EQUITY	809,548.35	(6,651.04)	(6,651.04)	802,897.31

	<h2>CDA Agenda Item</h2>
Meeting Date:	March 20, 2025
Agenda Item:	Post Wind Up Presentation and Reallocation Ask
Staff Contact (name, email, phone):	Taylor Zeinert tzeinert@whitewater-wi.gov 262-473-0148

BACKGROUND
(Enter the who, what, when, where, why)

Executive Summary:

Stellar Vintage, a winner of Whitewater Wind Up, is here to provide an update on what they have done with their funds. Additionally, they will be asking for a reallocation of funds. The reallocation of funds will be discussed in closed session.

More Information:

Board Member Hicks previously requested a presentation from the owner of Barista Cat Café, Natalie Serna, regarding how she used her Wind Up funds for her renovations. In the spirit of equality, I have asked Stellar Vintage to come and give an update on how they have been using their Wind Up funds.

Holly Barnett, the owner of Stellar Vintage, is here to give an update on how she has used the funds. Additionally, Holly will be requesting a reallocation of funds. Please note that the allocation will be discussed in closed session.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

- Stellar Vintage was one of the winners of Wind Up in May 2024
- CDA allocated funds to Stellar at the August 2024 meeting

FINANCIAL IMPACT
(If none, state N/A)

N/A

STAFF RECOMMENDATION

N/A

ATTACHMENT(S) INCLUDED
(If none, state N/A)

-Presentation that will be given by Holly Barnett, owner of Stellar Vintage

STELLAR VINTAGE

PROGRESS REPORT

WHITewater WIND-UP

WHERE WE ARE CURRENTLY!

RECENTLY CELEBRATED ONE YEAR!

STARTED AN ONLINE SHOP ON DEPOP!

PLANNING OUR MAY SPRING FLING
WHITEWATER FLEA!

PLANNING A SPRING/SUMMER CLOTHING
SWAP!

Item 3.



HOW HAVE WE USED THE FUNDS?

Item 3.

MONTHLY EXPENSES: RENT, UTILITIES, WIFI, CANVA, INSURANCE

CLOTHING RACKS + HANGERS

EVENT FEES

SOURCING

SHIPPING MATERIALS

NEW IPAD

PAPER BAGS

SANDWICH SIGNS

STICKERS

TRAVEL + MILEAGE



EVENTS WE HAVE HOSTED!

Item 3.

FALL CLOTHING SWAP (OCTOBER 2024)

FIRST-EVER WHITEWATER FLEA (DECEMBER 2024)

SPRING FLING WHITEWATER FLEA (MAY 8, 2025)



EVENTS WE HAVE BEEN A PART OF!

FERRADERMIS SHOWCASE (MAY 2024)

414FLEA SERIES (SUMMER 2024)

GREEN BAY VINTAGE MARKET (JULY 2024)

STELLAR SUMMERFEST (JULY 2024)

ALLGOODS (AUGUST 2024)

WARHAWK WELCOME (SEPTEMBER 2024)

WHITewater PRIDE RALLY (OCTOBER 2024)

MIDWEST VINTAGE FLEA (NOVEMBER 2024)

Item 3.



WHAT HAVE THE WIND-UP FUNDS DONE FOR OUR BUSINESS?

Item 3.

HELPED SUSTAIN US THROUGH THE YEAR WITH START UP COSTS

ALLOWED US TO INVEST IN COSTS WE HAD NOT PLANNED ON TO MAKE THE SPACE BETTER!

- **BOX TV, VINTAGE WHITEWATER PIECES, LED SIGNS**

ALLOWED US TO DO EVENTS WHERE WE ARE ABLE TO NETWORK AND EXPAND OUR REACH



REALLOCATION REQUEST

Item 3.

CULMINATION OF ALL LINE ITEM DROP REQUESTS = \$5,755.99

RE-ALLOCATE TO: SOURCING COSTS

SEE SPREADSHEET FOR DETAILED ITEMS, COSTS, AND REASONING

ANY QUESTIONS?

DEVELOPMENT OPPORTUNITY



WHITEWATER CITY LOTS

WHITEWATER, WI 53190



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WHITEWATER CITY LOTS

Whitewater, WI 53190

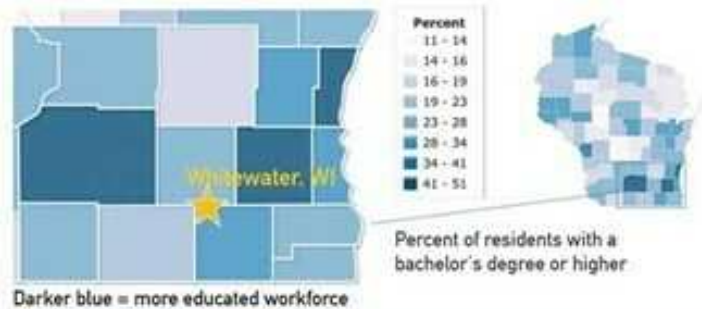
HIGHLIGHTS | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



PROPERTY HIGHLIGHTS

- Easy access to major cities such as Chicago, Milwaukee and Madison.
- Whitewater's leading industries revolve around education, wholesale, healthcare, social services and manufacturing, technology, agricultural sciences and software development.
- Whitewater's Community Development Authority is committed to recruit and retain businesses while creating employment opportunities by using a variety of strategies, incentives and assistance.
- Whitewater's business park was thoughtfully designed with greenspace and park and walking paths throughout, generous covenants, large lots for variety of top businesses
- Whitewater is located in the heart of of Wisconsin's tri-county area: Jefferson, Rock and Walworth county
- The tri-county area has a workforce of over 190,000.
- Whitewater's community is one of the largest groups of persons with Bachelors degrees or higher.

Whitewater Region Is the Highest Educated in the State of Wisconsin



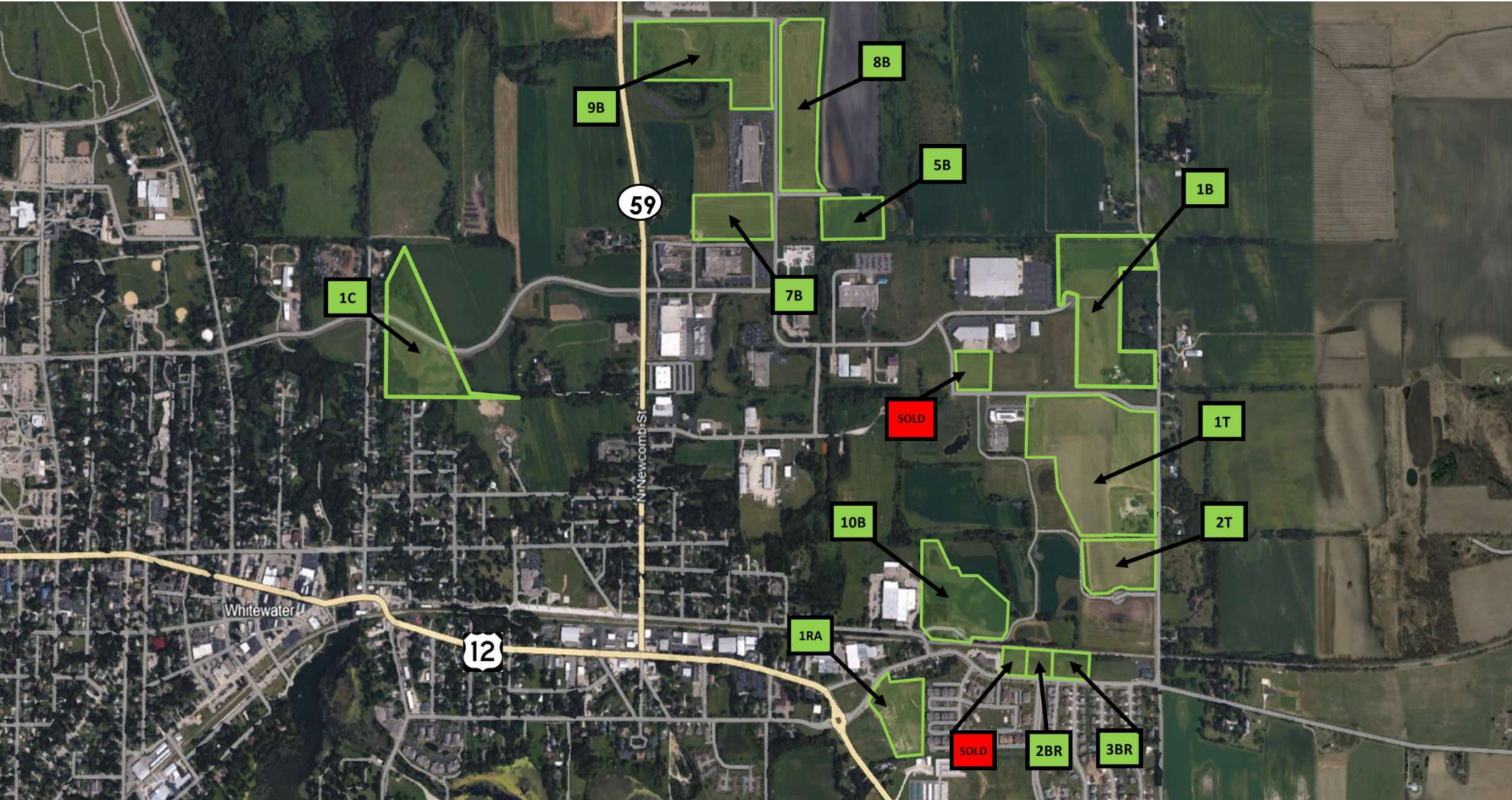
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WHITEWATER CITY LOTS

Whitewater, WI 53190

FOR SALE | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



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WHITEWATER CITY LOTS

Whitewater, WI 53190

LAND LOTS | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE

STATUS	LOT #	APN	SIZE	PRICE	ZONING
Available	1B	/WUP 00322	21.6 Acres	\$626,400	M-1
Sold	4B	/A455500001	2.65 Acres	-	M-1
Available	5B	292-0515-3424-002	5.84 Acres	\$169,360	M-1
Available	7B	292-0515-3432-000	7.7 Acres	\$223,300	M-1
Available	8B	292-0515-3434-003	14.59 Acres	\$423,110	M-1
Available	9B	292-0515-3432-000	17.1 Acres	\$495,900	M-1
Available	10B	/A444200001	10.96 Acres	\$317,840	M-1
Available	1T	/A444300002	25.03 Acres	\$725,870	TP
Available	2T	/A444200002	8.41 Acres	\$243,890	TP
Unavailable	3T	/A444200003	7.56 Acres	\$219,240	TP
Sold	1BR	/A323600002	1.01 Acres	N/A	B-3
Available	2BR	/A503200001	1.29 Acres	\$37,410	B-3
Available	3BR	/A503200002	2.11 Acres	\$61,190	B-3
Available	1RA	/405400001	7.21 Acres	\$209,090	B-3
Available	Starin Road Parcel	/WUP 0018D	13.91 Acres	\$403,390	R-2

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WHITEWATER CITY LOTS

Whitewater, WI 53190

LOT 1B, LOT 4B & LOT 10B | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



OFFERING SUMMARY

Lot 1B	
Lot Size:	+/- 21.6 Acres
Tax / APN #:	/WUP 00322
Lot 4B (SOLD)	
Lot Size:	+/- 2.65 Acres
Tax / APN #:	/A455500001
Lot 10B	
Lot Size:	+/- 10.96 Acres
Tax / APN #:	/A444200001

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PROPERTY HIGHLIGHTS

- \$29,000 per acre
- All utilities at lot lines: Gas, electric, fiber optic and sewer
- Shovel ready lot
- Easy access from Hwy 12 and Hwy 59
- Numerous incentives to expand or grow your business including TID #10
- Located in Walworth County

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	6,682	18,776	104,775
Total Population	17,942	43,256	236,610
Average HH Income	\$56,051	\$68,140	\$75,843

WHITEWATER CITY LOTS

Whitewater, WI 53190

LOT 5B, LOT 7B, LOT 8B & LOT 9B | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



OFFERING SUMMARY

Lot 5B	
Lot Size:	+/- 5.84 Acres
Tax / APN #:	292-0515-3424-002
Lot 7B	
Lot Size:	+/- 7.7 Acres
Tax / APN #:	292-0515-3432-000
Lot 8B	
Lot Size:	+/- 14.59 Acres
Tax / APN #:	292-0515-3434-003
Lot 9B	
Lot Size:	+/- 17.1 Acres
Tax / APN#	292-0515-3432-000

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PROPERTY HIGHLIGHTS

- \$29,000 per acre
- All utilities at lot lines: Gas, electric, fiber optic and sewer
- Shovel ready lot
- Easy access from Hwy 12 and Hwy 59
- Numerous incentives to expand or grow your business including TID #10
- Located in Jefferson County

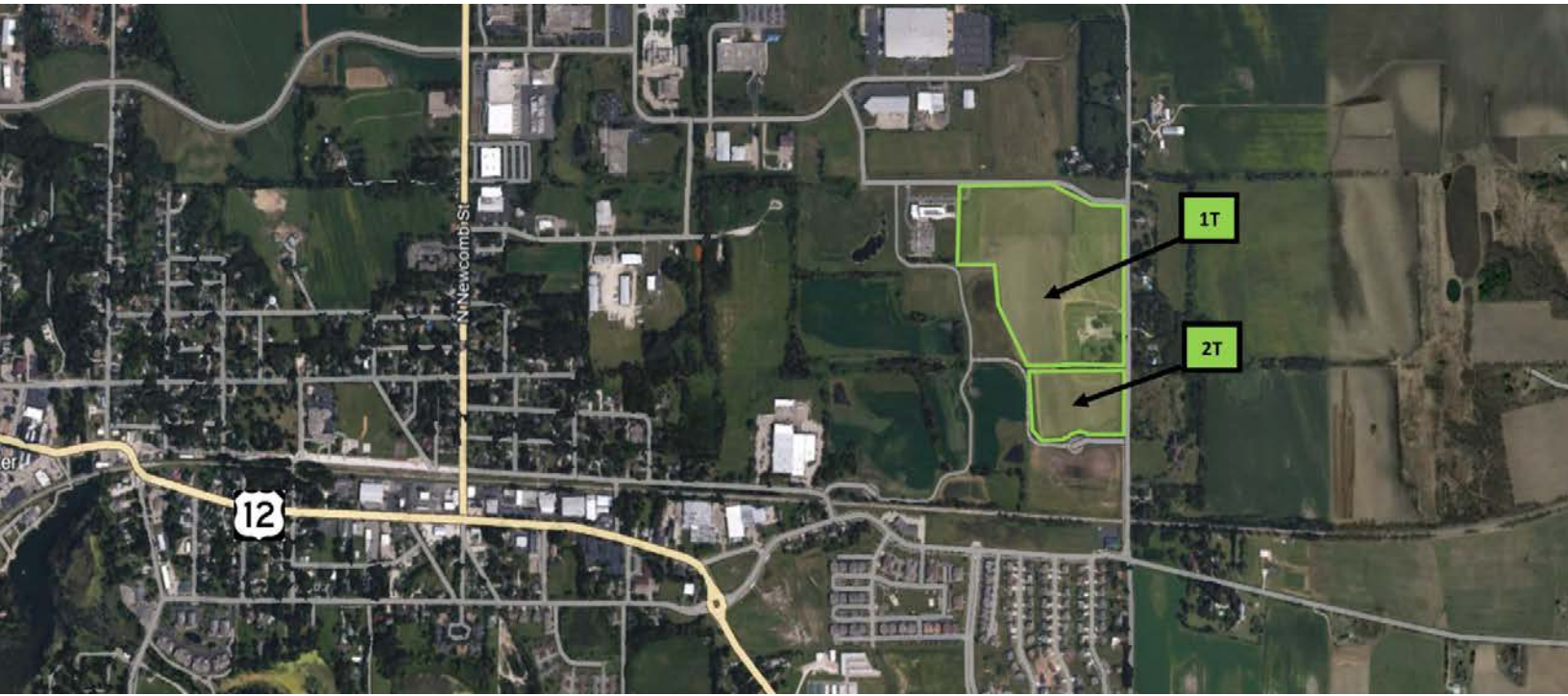
DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	6,682	18,776	104,775
Total Population	17,942	43,256	236,610
Average HH Income	\$56,051	\$68,140	\$75,843

WHITEWATER CITY LOTS

Whitewater, WI 53190

LOT 1T & LOT 2T | TECHNOLOGY PARK LAND FOR SALE



OFFERING SUMMARY

Lot 1T	
Lot Size:	+/- 25.03 Acres
Tax / APN #:	/A444300002
Lot 2T	
Lot Size:	+/- 8.41 Acres
Tax / APN # :	/A444200002

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PROPERTY HIGHLIGHTS

- \$29,000 per acre
- Certified development site in Wisconsin Designed as "suitable for development" by the Wisconsin Economic Development Corporation and Deloitte Consulting
- Direct access to UW-Whitewater with close association between the Technology Park and the UW Whitewater connecting your business to university resources
- Greenspace with park and walking paths throughout, generous covenants, large lots for variety of top businesses
- Located in Walworth County

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	6,682	18,776	104,775
Total Population	17,942	43,256	236,610
Average HH Income	\$56,051	\$68,140	\$75,843

WHITEWATER CITY LOTS

Whitewater, WI 53190

LOT 1BR, LOT 2BR, LOT 3BR & LOT 1RA | BLUFF ROAD COMMERCIAL DISTRICT LAND FOR SALE



OFFERING SUMMARY

Lot 1BR (SOLD)

Lot Size: +/- 1.01 Acres
Tax / APN #: /A323600002

Lot 1RA

Lot Size: +/- 7.21 Acres
Tax / APN #: /405400001

Lot 2BR

Lot Size: +/- 1.29 Acres
Tax / APN #: /A503200001

Lot 3BR

Lot Size: +/- 2.11 Acres
Tax / APN #: /A503200002

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PROPERTY HIGHLIGHTS

- \$29,000 per acre
- Near other large retailers such as Kwik Trip and Dollar General
- Located within +/- 1 mile of Hwy 12
- Included in Whitewater's opportunity zone; including TID #11
- Conveniently located within Whitewater's commercial district
- Located in Walworth County

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	6,682	18,776	104,775
Total Population	17,942	43,256	236,610
Average HH Income	\$56,051	\$68,140	\$75,843

WHITEWATER CITY LOTS

Whitewater, WI 53190

STARIN ROAD PARCEL | +/- 13.91 ACRES OF RESIDENTIAL DEVELOPMENT FOR SALE



OFFERING SUMMARY

Starin Road Parcel

Lot Size: +/- 13.91 Acres

Tax / APN #: /WUP 0018D

Price / Acre: \$29,000

PROPERTY HIGHLIGHTS

- Large residential parcel for sale in the heart of Whitewater
- Within 5 minutes of shopping, schools and the industrial park
- Beautiful setting with rolling hills, flat areas and privacy
- Concept plan available with +/- 32 potential lots

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	6,682	18,776	104,775
Total Population	17,942	43,256	236,610
Average HH Income	\$56,051	\$68,140	\$75,843

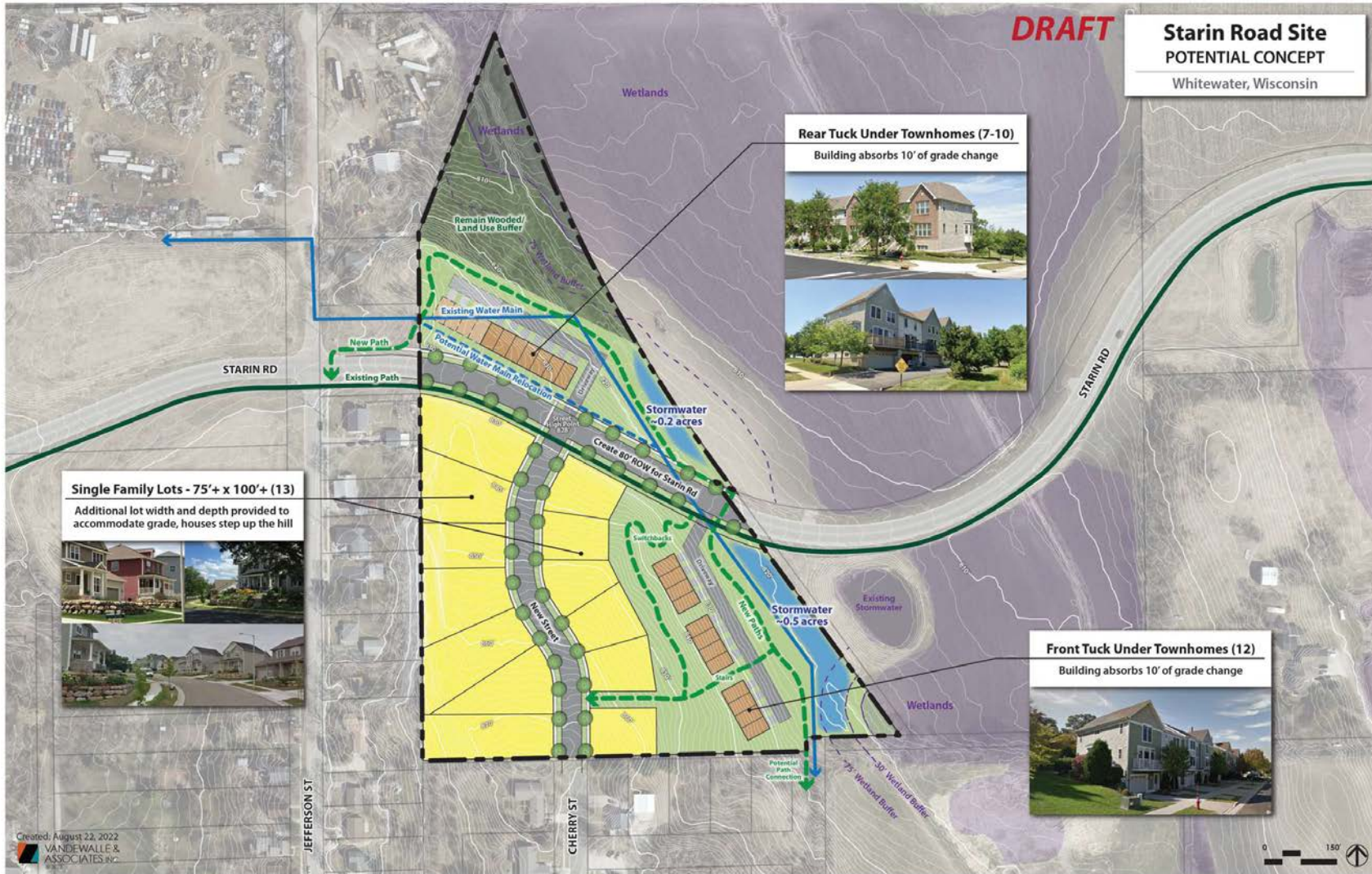
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WHITEWATER CITY LOTS

Whitewater, WI 53190

STARIN ROAD CONCEPT PLAN | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



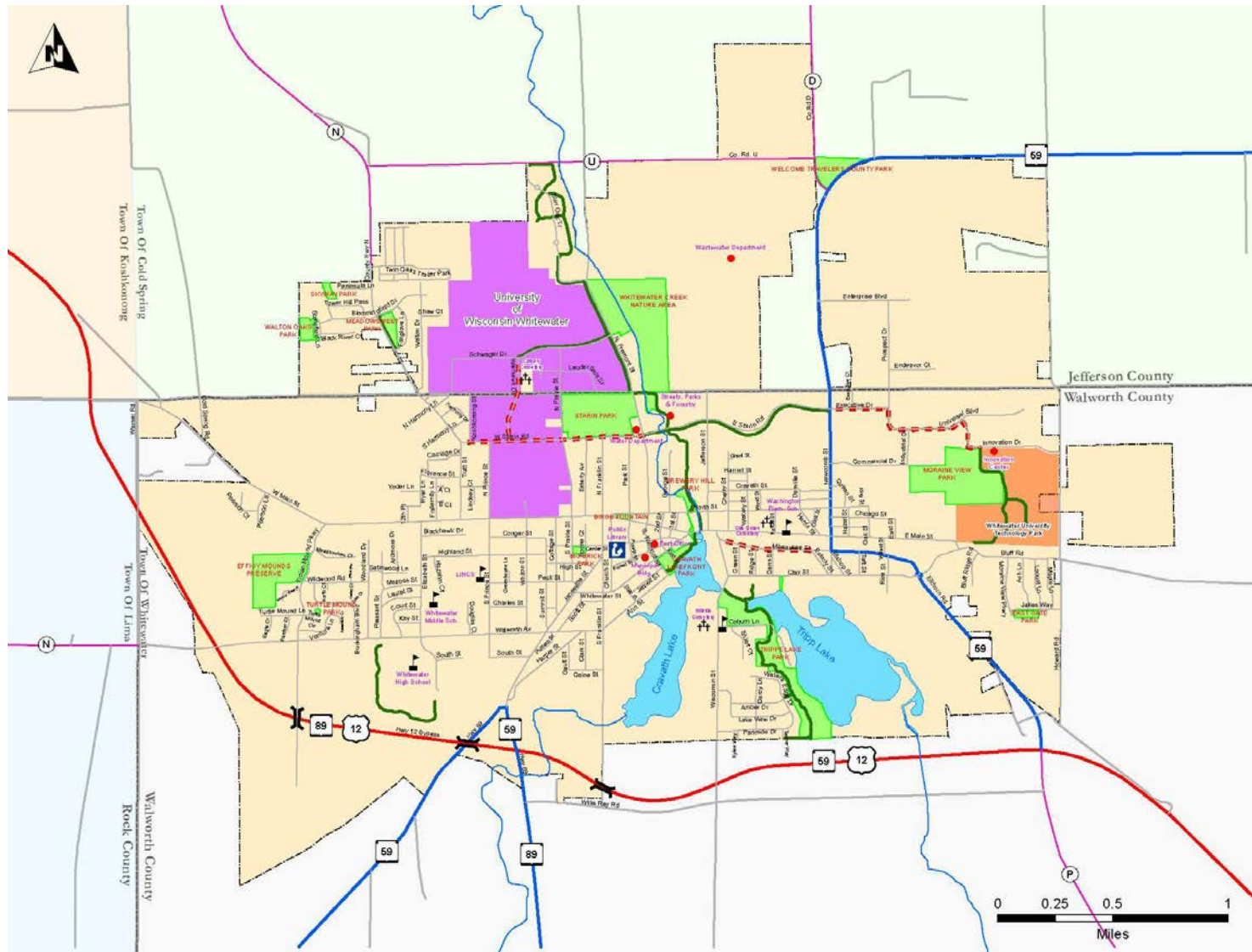
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WHITEWATER CITY LOTS

Whitewater, WI 53190

MAP | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



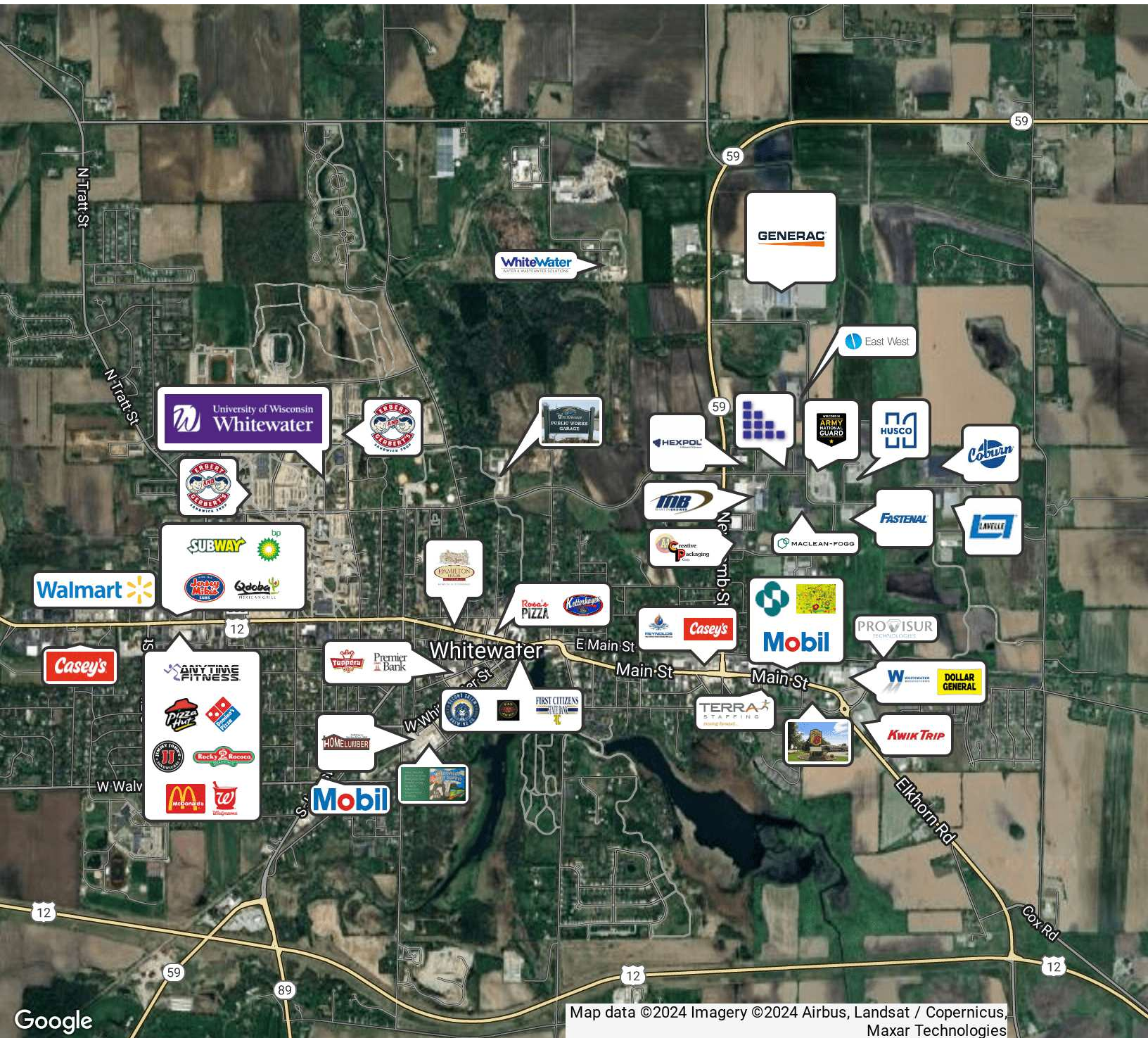
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WHITEWATER CITY LOTS

Whitewater, WI 53190

RETAILER MAP | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



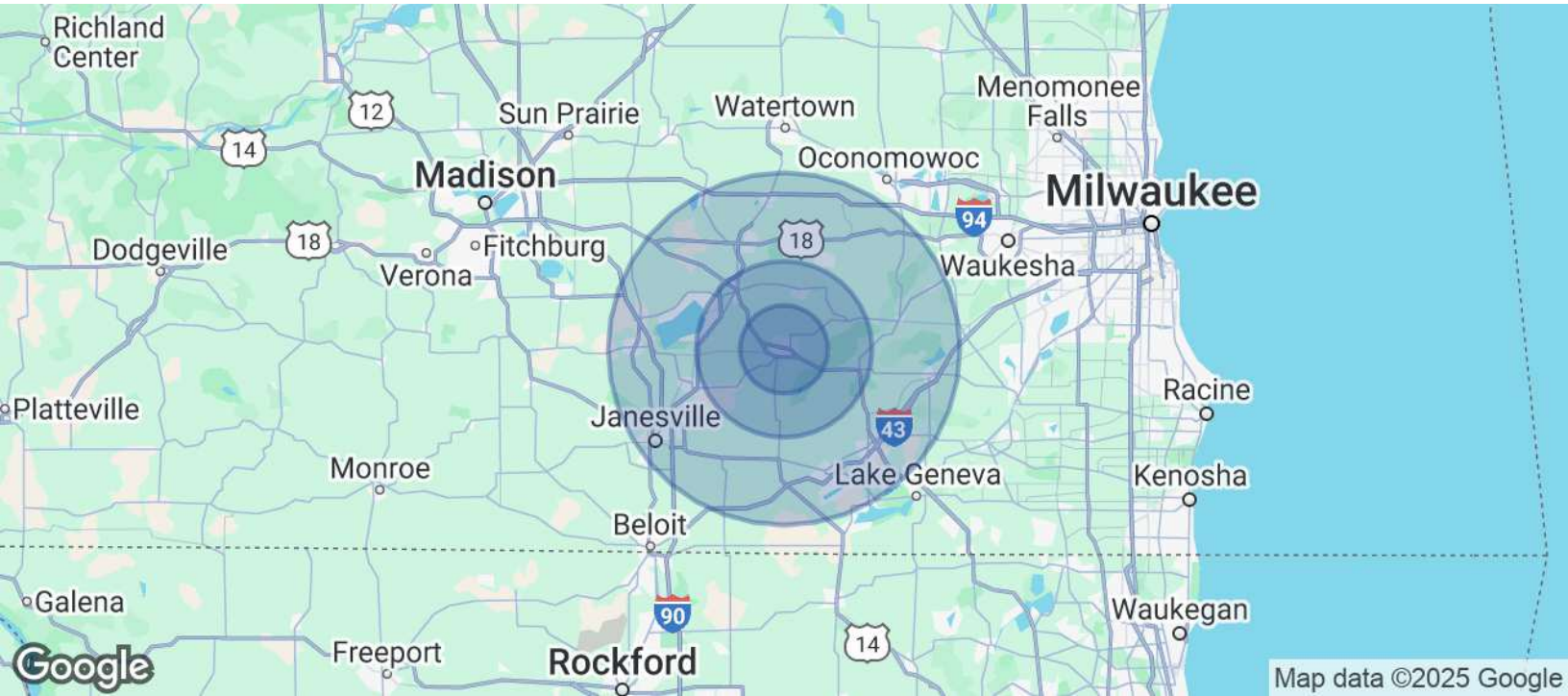
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WHITEWATER CITY LOTS

Whitewater, WI 53190

DEMOGRAPHICS MAP & REPORT | +/- 1.29 - 25.03 ACRES OF VACANT LAND FOR SALE



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	17,942	43,256	236,610
Average Age	28.0	38.1	41.6
Average Age (Male)	26.9	36.9	40.3
Average Age (Female)	29.3	39.5	43.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	6,682	18,776	104,775
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$56,051	\$68,140	\$75,843
Average House Value	\$171,376	\$204,951	\$212,863

2020 American Community Survey (ACS)

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

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

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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Drafted by Attorney Debra Peterson Conrad

Anderson Commercial Group 3-20-2025 CDA Meeting

1. Lot 3T. Protected Buyer Josh and Jim Garvens, responded from FB marketing about expanding to the WW area. I showed them lots 5B, 4B and 3t. They were looking at lot 4B, when I contacted Taylor about this deal, she then alerted me that they were working on the deal with the fire department. I then move this buyer to lot 3T. As we proceeded, they were ready to speak with a local builder. I connected them with Tannis construction. As the buyers and Tannis spoke, Tannis discouraged my clients by telling them he was going to build and lease space on Lot 3t. Garvens, decided to move on another community. Tannis proceeded with the exchange for lot 3t and the print shop. We were not alerted until I sent an updated flyer noting lot 4b sold. then Taylor told me of the exchange, and we up updated the flyer removing Lot 3t from marketing.

2. Lot 1BR sold to the Kistle's for dog boarding.

3. Potential Buyers,

- a. Mike Kachel
- b. Jim and Josh Garvens
- c. P3 Development
- d. Sam Miller-Sam Miller Construction
- e. Brenton Kuznacic - Templeton investmentgroup
- f. Recon Helicopters-Austen Clark
- g. Mike Bianchi-Bianchi Milling

4. Closed Sales:


- a. 135 Center street- RG purchased, leased, and now sold
- b. 117 S Second Street- facilitated sale and leased building which resulted in a 17% CAP rate
- c. 1202-1208 Bluff Road- facilitated sale, leasing and second sale.
 1. Secured Lease with Edward Jones,
 2. Currently Negotiating lease with Professional service office expanding to WW
 3. Currently Negotiating lease for local retail co,
- d. 1065 Universal Blvd: Facilitated Sale and Lease with Husco
- e. 1121 Universal Blvd: Facilitated Sale
- f. 108 Main Street and 216 Main Street-facilitated sale for sellers

5. Current listings outside Municipal Listings

- a. 848 Commercial Ave
- b. 146 W Main St
- c. 369 N Newcomb St.
- d. Lot 2-48.92 acres old hwy P
- c. Lot 0-29.71 Acres Willis Ray Road
- d. Lot 1-20acres Hwy p-UNDER CONTRACT
- e. 209 S Taft st-UNDER CONTRACT
- f. 803 Milwaukee St
- g. 210-212 W Main St

6. Properties in works:

- a. Bower's House _tammy Apperhaimian

	<h2>CDA Agenda Item</h2>
Meeting Date:	March 20, 2025
Agenda Item:	Public Comment
Staff Contact (name, email, phone):	Taylor Zeinert tzeinert@whitewater-wi.gov 262-473-0148

BACKGROUND
(Enter the who, what, when, where, why)

Executive Summary:

CDA will be following the same Public Comment structure that Common Council has.

More Information:

After the February 26th CDA meeting, board members reached out about the public comment procedure. EDD Zeinert connected with the CDA and confirmed that the CDA should follow Council’s structure for public comment.

As a reminder each speaker is to say their name, address, group or business they are representing. Additionally, the speaker will have to fill out a public comment form. This form is attached to this memo. Further, each speaker has a 3-minute speaking period, unless changed by the chairperson. These procedures mirror Common Council’s procedure.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

N/A

FINANCIAL IMPACT
(If none, state N/A)

N/A

STAFF RECOMMENDATION

N/A

ATTACHMENT(S) INCLUDED
(If none, state N/A)

- Public Comment Form modified from Common Council to CDA

**CITY OF WHITEWATER COMMUNITY DEVELOPMENT AUTHORITY
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return it to the clerk prior to the beginning of the meeting.
This form is public record

Date: _____

Agenda Item or Topic: _____

FOR: _____ AGAINST: _____ The above agenda item

NAME: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____ EMAIL: _____

IF YOU WISH TO ADDRESS THE COUNCIL IN PERSON:

1. Please complete this form and submit to the clerk at the beginning of the meeting.
2. Public comment on non-agenda items is at the beginning of the board meeting, following the consent agenda vote. Public comment on current agenda items occurs at the end of the presentation of that item. Submittal of this form at the beginning of the meeting is appreciated.
3. Individuals making public comment will be called up in the order these forms are received. The Chairperson may call on Invited Guests or City Staff to speak first.
4. When your name is called, please come forward to the podium.
5. When it is your turn to, please start by stating your name for the record. Make sure to speak clearly into the microphone. All meetings are recorded.
6. Public comment is limited to **3 minutes** per person, based on the number of individuals testifying.
7. If you wish to present written documentation with your oral comments, please bring 10 copies and submit to the clerk, who will distribute them to the board members. Your testimony will be kept permanently.



www.whitewater-wi.gov
Telephone: 262-473-0500
Fax: 262-222-5903

Office of Finance
312 W. Whitewater St.
Whitewater, WI 53190

Item 6.

Date: March 10, 2025
To: Taylor Zeinert, Economic Development Director
Community Development Authority Board
From: Rachelle Blich, Financial and Administrative Services Director
Re: Scanalytics Update

A memorandum dated August 5, 2024, was previously provided, outlining the background of Scanalytics, along with my findings and recommendations. Below is a synopsis of that memorandum. This document serves as an update on their account.

Synopsis

Scanalytics received a \$97,500 Capital Catalyst loan on October 26, 2015, under a five-year term with a 4% interest rate, requiring annual payments and financial reporting. The loan matured on October 26, 2020, with all principal and interest due.


Following a default, a demand letter was issued on August 8, 2018, for \$108,630.39. In response, the company provided an updated payment schedule and financial reports and agreed to house its marketing team at the Innovation Center. A forbearance agreement was established on February 27, 2019, under which Scanalytics made a single payment of \$8,125.27 on March 26, 2019. No further payments or financial reports have been received since.

Update

As of March 31, 2025, the outstanding balance is \$197,415.34, consisting of \$97,500 in principal and \$99,915.34 in interest. Since the loan was issued, only one payment has been received, with no further payments or correspondence since that date.

Recommendations

The company remains operational, and it would be advisable to engage legal counsel to evaluate potential collection efforts and determine the appropriate course of action.

	<h2>CDA Agenda Item</h2>
Meeting Date:	March 20, 2025
Agenda Item:	RFP Response for 108 Main
Staff Contact (name, email, phone):	Taylor Zeinert tzeinert@whitewater-wi.gov 262-473-0148

BACKGROUND
(Enter the who, what when, where, why)

Executive Summary:

Staff received four (4) RFP responses regarding the demolition of 108 Main. Staff reviewed the responses and recommends Frank Silha and Sons LLC.

More Information:

Staff received two bids on time, and two bids late. The two bids that were reviewed on time were from HM Brandt LLC and Frank Silha & Sons Inc. The two bids that were received late were from Wolverine Construction and Lowe Underground, Inc.

At the January CDA Meeting the board motioned to have staff reach out to HM Brandt and Frank Silha & Sons to verify their price and verify if any DNR permits are needed. Staff reached out to both companies. HM Brandt updated their bid which is attached to this memo. Please note their price has decreased to \$48, 155.00. Please see below the price breakdown of the bids:

- Frank Shila and Sons- \$22,470
- HM Brandt LLC- \$48,155
- Lowe Underground Inc- \$29,890
- Wolverine Construction- \$35,000

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

- RFP responses for the demolition of 108 Main was discussed at the January 16, 2025 meeting

FINANCIAL IMPACT
(If none, state N/A)

The bid with Frank and Silha and sons is \$22,470

STAFF RECOMMENDATION

Staff’s recommendation is to approve the bid from Frank Silha and Sons LLC and move forward with Demolition of 108 Main.

Suggested Motion: “I move to award the bid for demolition of 108 Main to Frank Silha and Sons and allow for demolition of the property to begin.”

ATTACHMENT(S) INCLUDED

(If none, state N/A)

- Updated Response from HM Brandt
 - Response from Silha and Sons
 - Response from Lowe Underground Inc
 - Response from Wolverine Construction
-



March 12, 2024

RE: Pre-Qualification Letter
Frank Silha & Sons, Inc.

We are pleased to write to you concerning our customer, Frank Silha & Sons, Inc. We have had the privilege of providing for their surety needs for over 10 years.

During that time, surety credit has been extended in the \$5,000,000 range for single jobs and \$20,000,000 range for an aggregate program. We would anticipate no problem providing the customary performance and payment bonds for their normal scope of work, should Frank Silha & Sons, Inc. enter into a written contract.

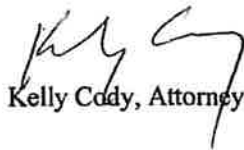
Although Frank Silha & Sons, Inc. has our highest recommendation, execution of any final bonds would be subject to a review of the contract terms and conditions, including any requested bond forms, and also their current financial standing at the time of the request.

This letter is written for no consideration and is not a legally binding document or commitment to provide future bonds.

Please contact us with any questions or if we can be of further service.

Very truly yours,

Merchants National Bonding, Inc.


Kelly Cuddy, Attorney-in-Fact

street
info@merchantsbonding.com
3700 Westown Parkway
merchantsbonding.com
West Des Moines, IA 50266-7754

mailing
P.O. Box 14498
Des Moines, IA 50306-3498

toll free 800.678.8171
local 515.243.8171
fax 515.243.3854

email
website



ADDITIONAL REMARKS SCHEDULE

AGENCY Schwartz & Shea Insurance		NAMED INSURED FRANK SILHA & SONS EXCAVATING INC 348 N Highway 14 Janesville, WI 53546	
POLICY NUMBER SEE PAGE 1		EFFECTIVE DATE: SEE PAGE 1	
CARRIER SEE PAGE 1	NAIC CODE SEE P 1		

ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
 FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance**

Description of Operations/Locations/Vehicles:

**Sample, Sample, Sample, Sample, Sample,Sample, Sample, Sample, Sample, Sample,Sample, Sample, Sample,
 Sample, Sample, Sample, Sample,Sample, Sample, Sample, Sample, Sample, Sample**

POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY
CG 20 10 04 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations;
whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY
CG 20 37R 07 04

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
BUSINESSOWNERS COVERAGE FORM

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

FRANK SILHA & SONS INC.

348 N. Highway 14 • Janesville, WI 53546

108 W Main - Demolition Proposal

FRANK SILHA & SONS, INC.

348 Highway 14 East

Janesville, WI 53546

Contact: Dan Silha

Phone: 608-751-3608 or 608-752-4322

Fax:

Quote To: City of Whitewater
Taylor Zeinert
Phone: 262-473-0148
Fax:

Job Name: 108 W Main - Demo - Whitewater
Date of Plans: N/A
Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT		AMOUNT
100	Mobilization	1.00	EA		
110	Demo Permit Paid for by CDA	1.00	EA		
112	Erect Safety barriers at Sidewalk ONLY	1.00	LS		
114	Ensure compliance with all safety regulations	1.00	LS		
116	Coor. Disc.- Gas,Elec., Phone, Cable, Water ,Sewer	1.00	LS		
118	Asbestos & Lead Abatement	1.00	LS		
120	Demolition	1.00	EA		
130	Sand Backfill	1.00	EA		
140	Restoration	1.00	EA		
GRAND TOTAL					\$22,470.00

NOTES:

Exclusions:

Relocation, removal, disconnects or adjustment of any existing utilities - Coordinate only

Topsoil respread

EARTHMOVING CONTRACTORS

348 N. Highway 14 • Janesville, WI 53546 • www.silhaexcavation.com • (608)752-4322

Equal Opportunity Employer

108 W Main Demolition

1/6/2025

Name & Contact Details/Overview for Company

Question	Supplier Response
Statement Submitted By:	Tina Lorenz
Date Submitted:	1/6/2025
Company and Location Information:	
Firm:	Frank Silha & Sons Excavating, Inc.
Address:	348 N US Highway 14
City:	Janesville
State:	WI
Zip:	53546
Phone:	(608) 752-4322
Main Point of Contact:	
Name:	Mike Wilcox
Title:	Lead Estimator
Office Phone:	(608) 752-4322
Extension:	
Cell:	(608) 449-9974
Email:	mwilcox@silhaexcavation.com
Company Information	
Self-Performed Scopes of Work:	Excavation, grading, deep foundations, aggregate material supplier, demolition, clearing and grubbing
Subcontracted Scopes of Work:	Utilities and Paving
Type of Firm (Corporation, Partnership, Individual, Other):	Corporation
Parent Company: (Same or provide Name)	
Years in Business as Supplier under present firm Name:	66 years
States in which your company will do business:	Wisconsin
Is your organization union:	Yes
If so list the affiliation(s) and local(s):	Operating Engineers Local 139
Provide information which would indicate size and capacity of your organization, including the number or permanent employees engaged in (do not count the same employee twice): (Provide number for each)	Estimating: 3 Clerical / Accounting: 2 Field Supervision: 3 Tradespeople: 29 Management: 2

What is your organizations Experience Modification Rate (EMR) for the last three years?	2022 was .73, 2023 was .74, and 2024 is .74
What is your organizations TRIR for the last three years?	Zero the last 3 years
Has your firm ever received an OSHA Citation in the last three years?	No
Have you had any fatalities in the past three years?	No
Has your firm ever failed to complete a contract or been assessed schedule related damages	No
Has your firm had any subcontractors / vendors fail to complete a contract in the last five years	No
Are there any judgements, claims, liens, or suits pending or outstanding against your firm?	No
Has your firm been a party to any lawsuits, arbitration, or mediation with regard to construction projects in the last five years? (If answer to any of the above is yes, please include explanation to this form)	No

Silha Reference List

Contact	Company	Phone Number	Work Performed
Mark Sievert	LKQ	608-751-0283	Building Demolition
Brent Silha	Hendrick's Commercial Property	608-295-3196	Building Demolition
Jay Yunker	City of Janesville	608-755-3060	Building Demolition

Project Approach

- Mobilize to Site
- Set up temporary Barricades on sidewalk
- Demo Building
- Demo Site pavements to be removed
- Backfill building & site
- Seed
- Remove temporary Barricades
- Demobilization

Timeline

On site 3 days - 1 for Asbestos Contractor 1 day demo 1 day seed

Safety measures

- Signs to eliminate foot traffic in area of work
- Water demolition if needed

Payment Terms

Paid within 30 days of completion



HM Brandt LLC
Statement of Bidder's Qualifications

Office & Shop: 20151 W Main St. Lannon, WI 53046
Equipment Storage: 21036 Good Hope Rd. Lannon, WI 53046

- Organized in 2010.
- Incorporated as an LLC in the State of Wisconsin – January 2018.
- President – Austin M. Brandt
- The general character of work performed by our company involves demolition, selective demolition, site work & restoration, clearing & grubbing, concrete recycling, commercial snow plowing and removal and trucking.
- HM Brandt LLC employs up to 40 employees.
- HM Brandt LLC has never failed to complete any work awarded to us.
- HM Brandt LLC contracts approximately 6 million dollars in Revenue annually.
- HM Brandt LLC has never defaulted on a contract.
- HM Brandt LLC is bonded with: OLD Republic Surety Company
445 South Moorland Rd, Suite 200
Brookfield, WI 53005

Experience of Principal Individuals in the Organization

Austin M. Brandt President 6 years Owner / CEO	Michael P. Brandt Vice President 40+ years experience Demolition
Heidi Brandt CFO 20 years experience	Cheyenne Brandt Member / Office Manager 4 years

- Our Banking is done at:

Greenwoods State Bank
3212 Fiddlers Creek Court
Waukesha, WI 53188
P: (262) 912-6070 Barb Bakshis

Landmark Credit Union
N64 W22694 Main Street
Sussex, WI 53089
262-796-4500



CERTIFICATE OF LIABILITY INSURANCE

Item 7.

DATE (MM/DD/YYYY)
11/06/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure LLC P.O. Box 510187 New Berlin WI 53151		CONTACT NAME: Jill Wendt PHONE (A/C, No, Ext): (262) 782-3940 FAX (A/C, No): (262) 782-4198 E-MAIL ADDRESS: jwendt@acrisure.com																						
INSURED HM Brandt, LLC 20151 W. Main Street PO Box 343 Lannon WI 53046		<table border="1"> <thead> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A:</td> <td>CNA American Casualty Co of Reading, PA</td> <td></td> </tr> <tr> <td>INSURER B:</td> <td>Transportation Insurance Companyt</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td>Valley Forge Insurance Co</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	CNA American Casualty Co of Reading, PA		INSURER B:	Transportation Insurance Companyt		INSURER C:	Valley Forge Insurance Co		INSURER D:			INSURER E:			INSURER F:		
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INSURER C:	Valley Forge Insurance Co																							
INSURER D:																								
INSURER E:																								
INSURER F:																								

COVERAGES **CERTIFICATE NUMBER:** 24/25 Cert of Ins **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			7017941431	09/12/2024	09/12/2025	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 15,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			7017727667	09/12/2024	09/12/2025	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			7017941428	09/12/2024	09/12/2025	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	7092751165	09/12/2024	09/12/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
			N/A				E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
A	Contractors Pollution Leased/Rented Equipment			CSB 7036377180	09/12/2024	09/12/2025	Pollution Limit	\$1,000,000 \$550,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER ***Information Only***	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



OLD REPUBLIC SURETY COMPANY

18650 W. Corporate Drive, Suite 107, Brookfield, WI 53045 | www.orsurety.com

June 27, 2024

Re: HM Brandt, LLC
Bonding Capacity

To Whom It May Concern:

We are pleased to offer this letter of recommendation on behalf of our valued client, HM Brandt, LLC.

Currently, we hold a bonding line of \$5,000,000 single for both performance and payment bonds and an aggregate program of \$10,000,000 and will consider larger single jobs and aggregate programs on a case by case basis.

Our decision to provide performance & payment bonds for HM Brandt, LLC will be based on current underwriting factors at the time the bonds are requested and would include considerations such as acceptable contract terms and bond forms, confirmation of satisfactory financing, and a favorable review of current underwriting information. This letter is not a commitment to issuing any specific bonds. Our consideration and issuance of bonds is a matter between HM Brandt, LLC and ourselves, and we do not assume any liability to you or any third party by issuance of this letter.

Very truly yours,

A handwritten signature in black ink that reads "John Steinbach". The signature is written in a cursive style.

John Steinbach, AFSB
Assistant Bond Manager
Old Republic Surety Company
(262) 641-5644

HM Brandt Project References

Dirty Ducts Environmental/State of WI

Demo of Former Albertson Hall Library UW Stevens Point (Spring-Fall 2023)

We were a subcontractor to Dirty Ducts but acting as the GC on this project. The project involved the demolition of the former 7 story library building, including coordinating medium voltage power disconnects, sewer/water/storm/steam/chilled water disconnects, interior demo of the structure, mass demolition including all footings, foundations & slabs, recycling all concrete, general site demolition, clearing & grubbing & traffic control.

Value: \$1,311,202.80

Contact:

- Joe Martino DFD (608) 279-8590 joe.joseph.martino@wisconsin.gov

Waukesha County

Demo of Former Health & Human Services Demo (Mud Baths) (Fall 2022-Spring 23)

We were the GC on this project working directly for Waukesha County. This project involved the demolition of the former HHS building in Waukesha including all footings, foundations & slabs, recycling all concrete, backfilling, grading & site restoration.

Value: \$652,904.00

Contact:

- Jeff Lisiecki 262-993-5371 jlisiecki@waukeshacounty.gov

Racine Unified School District

Demo of Former Giese Elementary School (Fall 2021-Spring 22)

On this project we were the GC working directly for Racine Unified School District. This project involved the demolition of the former Giese Elementary school including abating the school (we partnered with Dirty Ducts Environmental), demolishing the structure, removing all footings/foundations & parking lots, recycling concrete onsite, grading & site restoration.

Value: \$509,625.00

Contact:

- Jim Hooper 262-631-7014 james.hooper@rusd.org

Bayland Building

Demo of former Sears Green Bay (Fall 2022)

We were a subcontractor on this project & working for Bayland Building. We were responsible for the removal of the former Sears building including mass demo, foots, foundations, slabs & parking lots.

Value: \$262,616.00

Contact:

- Scott Van Lanen 920.498.9300 svanlanen@baylandbuildings.com

Peridot CM, LLC

West Bend Brewery Demolition (Summer-Fall 2021)

On this project we performed structural demolition of the former West Bend Brewery building. This was a historical 5 story brick building which we demolished & removed all footings & foundations & crushed recyclable materials. We were working for Peridot & they have gone on to build apartment buildings on the site.

Value: \$354,248.00

Contact:

- Mikey Strom Cell: 815-529-8687 mstrom@peridotcm.com

Project Experience of HM Brandt LLC2023

UW Stevens Point
900 Reserve St,
Stevens Point, WI 54481
\$1,311,202.80
Albertson Hall Demolition
GC, complete demo library building
October, 2023

WHPC-Rise Madison
3401 E. Washington Ave.
Madison, WI. 53718
\$447,488.00
Gardner Bakery Demolition
Sub. Complete demo of factory
Sept. 2023

Former HHS Demolition
Waukesha County
500 Riverview Ave.
Waukesha, WI 53188
\$652,904.00
GC, complete demo & site restoration
June, 2023

Tri North Construction
327 E. Wilson St.
Madison, WI. 53703
\$252,702.00
Saddlery Lofts Renovation
Sub. Interior demolition
historic building
June, 2023

Mo's Irish Pub
10909 W Bluemound Rd
Wauwatosa, WI
\$150,000.00
Commercial Building Demolition
May, 2023

Alliance Construction
7613 Villard Ave.
Milwaukee, WI. 53218
\$63,904.00
Interior Demolition Auto Shop
April, 2023

2022

MCP Demolition
CMR Builds
S98W12575 Loomis Ct,
Muskego, WI 53150
\$519,549.00
Subcontractor -
Interior Demo former factory
Nov. 2022

Bayland building Co
3323 Bay Ridge Ct,
Hobart, WI 54155
\$262,616.00
Former Sears Demo
Sub, Complete Demolition
December, 2022

Prime Space Capital
55 Broadway, 10th Floor,
New York, New York 10006
\$338,118.00
Self Storage Conversion
Sub, Interior Demolition
December, 2022

JG Development
701 E. Washington Ave. #103
Madison WI 53703
\$241,421.00
Alpine Matterhorn Renovation
Interior Demo Factory
December, 2022

Kinove LLC
P.O. Box 225,
East Troy, WI 53120
Cobblestone Demo East Troy
\$61,552.00
Subcontractor, Complete Demo
July, 2022

Catalyst Construction
3255 Northwoods Rd.
Saukville, WI. 53074
\$151,761.00
Commercial Building Demo
Jan. 2023

2021

Racine Unified
5120 Byrd Ave,
Racine, WI. 53406
\$509,625.00
GC, Complete Demolition (School)
Giese Elementary, site restoration
June, 2022

Peridot CM LLC.
4425 W. Mitchell St.
Milwaukee, WI 53214
\$354,248.00
Sub, Complete Demolition (Historical)
West Bend Brewery
Jan. 2022

Village of Brown Deer
4800 W. Green Brook Drive,
Brown Deer, WI 53223
\$117,516.00
GC, Complete Demolition Former
Glendale Clinic
May, 2021

Matthews Gibraltar
252 RIDC Park West Drive
Pittsburgh, PA 15275
\$54,707.00
Sub. Selective Structural Demolition
Lincoln Memorial Cemetery -Mke
May, 2021

Kelly Construction
225 E St. Paul Ave Ste 205
Milwaukee, Wi 53202
\$94,000.00
Sub. Selective Interior Demolition
2nd St. Apartments
Sept. 2021

Carroll University, Inc
100 N East Ave.
Waukesha, WI 53186
\$92,919.00
Historical Restoration Demolition
Carroll University
June, 2021

The Demichele Company
334. W Brown St

Milwaukee, WI
\$97,816.00
Complete Demolition
Former YMCA Demo
February, 2022

2020

Premier Design & Build Group
1000 W. Irving Park Rd. Ste. 200
Itasca, IL
\$655,477.00
Demolition Schoeneck Storage Facility,
Wauwatosa
May, 2020

Absolute Construction Enterprises, Inc
6618 6 Mile Rd.
Racine, WI 53402
\$212,961.00
Selective Structural & Interior Demolition
WEC Energy Group Milwaukee
Feb. 2022

Rodac LLC
3346 County Hwy Ge,
Hobart, WI 54155
\$195,808.00
Complete Interior Demolition
Festival Foods Wauwatosa, WI
May, 2021

Altius Building Company
1675 N Barker Rd. Ste. B
Brookfield, WI
\$108,989.00
Demolition of Washington Co.
Humane Society
March, 2021

Catalyst Construction
833 E Michigan St. Ste 1000
Milwaukee, WI 53202
\$140,701.00
Historical Restoration Demolition
Wantable Headquarters, Milwaukee
Sept. 2020

Milwaukee Electric Tool
13135 W Lisbon Rd
Brookfield, WI
\$16,216.00

Selective Interior Demolition
May, 2020

Bear Construction / J. Jeffers & Co.
1501 Rohlwing Rd.
Meadows, IL 60008
\$48,850.00
Selective Interior Demolition
Legal Action of WI - Milwaukee
August, 2020

City of Lake Mills
200D Water St.
Lake Mills, WI
\$26,516.00
GC, Demolition & Site Restoration of Sandy
Beach Bar & Restaurant
June, 2020

One Source Construction Corp.
3065 N 124th St.
Brookfield, WI 53005
\$34,450.00
Complete Structural Demolition
Aug. 2020

2019

NCI Roberts
701 E. Washington Avenue
Madison, WI
\$96,982.00
Demolition Heartland Church,
Sun Prairie, WI

Principle Construction Corp.
9450 W. Bryn Mawr
Rosemont, IL
\$54,075.00
Demolition STAG West Allis, WI

Serafino Oliviero
British Columbia, Canada
\$93,716.00
GC, Complete Demolition
3 structures, Sussex, WI

Pinnacle Construction
S74 W16853 Janesville Rd
Muskego, WI
\$49,616.00

Demolition of Missile Bunkers,
Muskego, WI

Camosy Construction
12795 120th Ave.
Kenosha, WI
\$77,985.00
Interior Demolition at Oconomowoc
Police Station

The Redmond Company
W228 N745 Westmound Drive
Waukesha, WI
\$31,415.00
Peoples State Bank – West Allis

2018

Fresh Water LLC / Peter Mead
Demolition at River Place Lofts
Milwaukee, WI
\$65,226.00
MLG Capital
13400 Bishops Lane
Brookfield, WI
\$156,000.00
Demolition 200 W. Vogel Avenue
Milwaukee

Hunzinger Construction Company
21100 Enterprise Ave.
Brookfield, WI
\$161,731.00
Demolition
Milwaukee Electric Tool

Consolidated Construction Co. Inc.
8501 West Brown Deer Rd.
Milwaukee, WI.
\$203,698.00
Demolition MRS
Target Reno

Hoffman Planning, Design & Construction
1629 11th Ave
Grafton, WI. 53024
\$55,401.00
Demolition
Kennedy Elementary School

2017-18
The Redmond Company
W228 N745 Westmound Drive
Waukesha, WI

\$152,509
Demolition of Field's Jaguar/
Land Rover/ Volvo
Waukesha, WI

**Project Experience of Principal Individuals as Owner HMB Contractors, Inc.
Demolition**

May 2000

C.R. Meyer
895 West 20th Avenue
Oshkosh, WI
\$26,000.00
Concrete Removal, Excavating &
Grading for Ladish malting Co.

October 2000

Cargill Malting Co., Inc.
Chad Byersdorfer
N5355 Junction Road
Jefferson, WI 53549
\$67,484.00
Demolition & Site Restoration

November 2000

Tri-City National Bank/NDC Realty
Gary Kaufman
6312 South 27th Street
Oak Creek, WI 53154
\$39,325.00
Demolition of Bank

February 2001

City of Milwaukee
Dept. of Neighborhood Services
Marge Piwaron
841 N Broadway
Milwaukee, WI 53202
\$74,000.00
Demolition of City Structure

May 2001

Kotze Construction, Inc.
Joe Miotke
3722 W. Pierce Street
Milwaukee, WI 53215
\$38,000.00
Demolition of Hotel & Garage

May 2001

Williams Construction Co., Inc.
Tom Middleton
2365 North 25th Street
Milwaukee, WI 53206
\$16,500.00
Demolition of Penthouse for the
Edison School Project, North Avenue

July 2001

Gilbane
Cletus Hasslinger
N17 W24300 Riverwood Drive
Waukesha, WI 53188
\$241,000.00
Demolition & Excavation for SBC
Service, Inc., Ameritech Worldwide Inc.

September 2001

Super Western, Inc.
Bob Mertz
N60 W14224 Kaul Avenue
Menomonee Falls, 53051
\$45,000.00
Dept. of Public Works

October 2001

C.W. Purpero, Inc. /
Hunzinger Construction Co., Inc.
Sam Purpero
5770 South 13th Street
Milwaukee, WI 53221
\$53,000.00
Demolition for World Festivals

November 2001

Beyer Construction Co., Inc.
Construction Manager for the
Village of Shorewood
Bob Stroo
3200 South 166th Street
New Berlin, WI 53151
\$171,000.00
Demolition, Excavating & Grading for
Shorewood Public Library

Demolition continuedDecember 2001

Vulcan Materials Co./Franklin
 Ron Linder
 5713 W. Rawson Avenue
 Franklin, WI 53132
 \$8,600.00
 Demolition of Scale House
 for Vulcan Stone

June 2002

Hunzinger Construction Co.
 Dave Del'Angese
 21100 Enterprise Avenue
 Brookfield, WI
 \$436,016.00
 Demolition of Westwood Hotel

June 2003

Washington County Highway Dept.
 Robert Peschel / Sigma-Adam Hammond
 620 East Washington Street
 West Bend, WI
 \$309,561.00
 Demolition at Washington County
 Highway Department

City of Milwaukee
 Dept. of Neighborhood Services
 Marge Piwaron
 841 North Broadway
 Milwaukee, WI 53202
 \$166,205.00
 Demolition at 701 E. Vienna

January 2004

JP Cullen & Sons, Inc.
 Tom Pertzborn
 330 East Delevan Drive
 Janesville, WI 53547
 \$416,824.00
 Demolition & Excavation at
 Cardinal Stritch University

October 2004

CH2MHILL
 Dan MacGregor
 Demolition of the Power
 House
 CMC Shops Project
 Canal Street, Milwaukee
 \$102,902.00

2009

The Redmond Company
 \$62,784.00
 Demolition for Walgreens
 West Bend

2009

Holy Redeemer Institutional
 Church of God in Christ
 4763 N. 32nd Street
 Milwaukee, WI
 \$687,690.00
 Demolition of the former
 Greenebaum Tannery for the
 Development of Bishops Creek



State of Wisconsin
DEPARTMENT OF FINANCIAL INSTITUTIONS
Division of Corporate & Consumer Services

NO FILING FEE

Please check box to request
Optional Expedited Service

+ \$25.00

FORM **501**

**STATEMENT OF AUTHORITY
LIMITED LIABILITY COMPANY**

Sec. 183.0302, Wis. Stats.

1. Name of the entity:

HM Brandt LLC

2. Street address of the entity's registered office:

N59W28135 Amsworth Rd - Sussex, WI 53089

3. Name and email address of the entity's registered agent:

Austin Brandt abrandt@hbrandt.com

4. In a separate attachment labeled "Item 4," state the authority (or limitations on the authority) of specific persons or holders of specific positions in the company to do any of the following:

- (1) Sign an instrument transferring real property held in the name of the company.
(2) Enter into other transactions on behalf of, or otherwise act for or bind, the company.

5. This document must be signed by a person authorized by the company:



Signature

7/11/23

Date

Cheyenne Brandt

Printed Name

Member

Title

(Optional) This document has a **delayed** effective date/time of: _____
(up to 90 days after received date)

Note: Unless renewed, a statement of authority automatically terminates after five years. It may be renewed by filing a renewal form (Form 503) with the Department during the three-month period prior to the expiration date.

Office Use Only

Item 4

- 1) Sign an instrument transferring real property held in the name of the company
 - a. Authorized Individuals
 - i. Austin Brandt
 - ii. Cheyenne Brandt
- 2) Enter into other transactions on behalf of, or otherwise act for or bind, the company
 - a. Authorized Individuals
 - i. Austin Brandt
 - ii. Cheyenne Brandt
 - iii. Michael Brandt
 - iv. Heidi Brandt

Contact Information:

Cheyenne Forandt Name
N59W28135 Amisworth Rd. Sussex, WI 53089 Mailing Address
Sussex City WI State 53089 Zip Code
cforandt@hmbbrandt.com Email Address 262-588-1548 Phone Number

INSTRUCTIONS (Refer to section 183.0302, Wis. Stats., for document content)

Please use BLACK ink. Submit one original to State of WI-Dept. of Financial Institutions, Box 93348, Milwaukee WI, 53293-0348. (If sent by express or priority U.S. mail, please mail to State of WI-Dept. of Financial Institutions, Division of Corporate and Consumer Services, 4822 Madison Yards Way, 4th Fl., North Tower, Madison WI, 53705.) If requesting optional expedited service, please check the expedited service box in the upper-right corner of the first page and include an additional \$25.00. Filing fees are non-refundable. This document can be made available in alternate formats upon request to qualifying individuals with disabilities. Upon filing, the information in this document becomes public and might be used for purposes other than those for which it was originally furnished. If you have any questions, please contact the Division of Corporate & Consumer Services at 608-261-7577 (hearing-impaired may call 711 for TTY) or by email at DFICorporations@dfi.wisconsin.gov.

Item 1. Provide the name of the company.

Items 2 & 3. Provide the street address of the company's registered office within the state, as well as the name and email address of the company's registered agent at that office.

Item 4. Attach the statement of authority (or limitations thereon), as provided under section 183.0302, Wis. Stats.

Item 5. The document must be executed by at least one person authorized by the company.

Optional delayed effective date/time. This document may declare a delayed effective date and time. The effective date/time may not be before, or more than 90 days after, the document is received by the Department of Financial Institutions for filing. If no effective date/time is specified, the document will take effect at the close of business on the date it is received for filing by the Department.



For Office



State of Wisconsin
Department of Financial Institutions

Endorsement

STATEMENT OF AUTHORITY - DOMESTIC LIMITED LIABILITY COMPANY - FORM 501 - Ch. 183

HM BRANDT LLC

Received Date: 7/17/2023

Filed Date: 7/18/2023

Filing Fee: \$0.00

Expedited Fee: \$25.00

Total Fee: \$25.00

Entity ID#: H060925

Bids Received 1/6/25

**PROJECT
108 Main St**

Bidder and Address	Bid Bond or Guarantee	Addenda Acknowledged	Lump Sum Bid

Received by:

HM BRANDT LLC



Date: January 3, 2025
108 W. Main St. - Whitewater

HM Brandt LLC hereby proposes the following terms and conditions for the job as hereinafter specified:

CUSTOMER NAME: City of Whitewater

CUSTOMER ADDRESS: 312 W. Whitewater St. Whitewater, WI. 53190

CUSTOMER CONTACT: Taylor Zeinert **CONTACT PHONE:** (262) 473-0148

JOB NAME: Demolition of 108 W. Main St.

JOB ADDRESS: 108 W. Main St. Whitewater, WI 53190

DEMOLITION BID

INCLUSIONS:

- 1) **Structural demolition per City of Whitewater RFI**
 1. Demo permits
 2. Sewer and water disconnects
 3. Erosion control installation
 4. Installation of temp fence
 5. Removal of asbestos per asbestos report
 - i. 10 day DNR Notification
 6. Removal of building, footings and foundation
 7. Removal of parking lot
 8. Backfill and compact
 9. Top soil and seed where building and parking lot were removed.
- 2) All trucking of debris included in the bid.
- 3) All debris to licensed landfill.
- 4) All recyclable material to the recycling facility.
- 5) Daily clean up to maintain a clean, safe working environment.
- 6) One mobilization.

NOTES:

- Dumpsters provided for HM Brandt LLC work only – **no other trades unless otherwise coordinated with GC and HM Brandt LLC.**
- **All salvage of removed contents, MEPFs, crushed stone, & copper etc. will become property of HM Brandt LLC.**
- This proposal to become part of any contract and/or any AIA documents.
- Work to be performed during normal business hours 8 hrs M-F or 10 hrs M-TH.
- Project duration to be completed within two weeks of start date

EXCLUSIONS:

- No gas or electric disconnects (by others)
- No removal of electric pole in parking lot

(No back charges considered without written notification within 10 days of the occurrence and 3 days to respond)

Phone: 262-538-1548

20151 W. Main St. PO Box 376 Lannon, WI. 53046

1 of 3

HM BRANDT LLC



Date: January 3, 2025
108 W. Main St. - Whitewater

HM Brandt LLC proposes to hereby to furnish material, labor and equipment – complete in accordance with above specifications, for the sum of all parts below:

Demolition Base Bid for the Sum of:

Forty-Eight Thousand, One Hundred Fifty-Five Dollars & 00/100

\$48,155.00

Payment to be made as follows: 30 days from billing based on schedule of values per phase. NO retainage to be held after approval of HM Brandt punch list.

This proposal does not take into account seasonal weather conditions, which may affect method of production and price as stated above. Any such changes in production method or price would be identified in writing and approved prior to implementation.

A SERVICE CHARGE COMPUTED BY A PERCENTAGE RATE OF 1 ½% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% MAY BE ASSESSED ON ALL INVOICES NOT PAID WITHIN TERMS OF SALE AS SHOWN ON INVOICE. THE CUSTOMER SHALL PAY ALL COSTS OF COLLECTION, INCLUDING ACTUAL ATTORNEYS' FEES.

NOTE: PLEASE READ NOTICE OF LIEN RIGHTS ATTACHED AND MADE A PART HEREOF

GENERAL CONDITIONS

GENERAL: This writing document specifies all conditions and agreements. Any variations must be in writing and in writing only.

QUOTATIONS: Quotations may be subject to change if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL-The stated prices, specifications and conditions are satisfactory and are hereby specified. Payment will be made as outlined above.

PROPOSED BY:
HM Brandt LLC

ACCEPTED BY:

Michael Brandt
Michael Brandt

Name

January 3, 2025
Date

Title

Date

HM BRANDT LLC



Date: January 3, 2025
108 W. Main St. - Whitewater

GENERAL TERMS AND CONDITIONS

EXTRAS:

Any alteration or deviation from contract specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the contract price. Any changed or unforeseen site condition involving extra costs will be an extra charge over and above the original contract price for performance of the required changes.

CONSTRUCTION:

Owner or agent ordering this work is to establish property lines and be responsible for material placed as ordered in event of trespass, on other property, and hereby assumes responsibility for construction of improvements on property herein involved. Owner or agent shall be responsible for site conditions, including access to work area, preparatory grading, excavating and other work necessary for the proper completion of the work specified in this proposal. Extra time and material required by HM Brandt LLC (Contractor) to correct site conditions to enable its work to be completed shall be charged as an extra. Owner or agent further agrees to keep the site free from any conflicting or obstructive work that would interfere with the Contractor's performance. Prior to the commencement of our work, the work of others shall be completed to such an extent that it will not in any way conflict or interfere with our work. If Contractor is directed to commence work prior to the time such other contractor's work is completed, Owner agrees to pay the cost of any extra mobilizations or reduced productivity attributable to Contractor's commencing any of the work before any others have completed their work. Contractor will not be responsible for damage to private underground utilities or other hidden conditions if the Owner or agent fails to give advance notice of their existence and location.

DELAYS:

Contractor shall complete the job within a reasonable time, but shall not be liable for delays beyond the control of the Contractor, including, but not limited to, acts of God, inclement weather, delay by third parties or owner.

NOTICE OF LIEN RIGHTS:

As required by the Wisconsin construction lien law, Contractor hereby notifies owner that persons or companies furnishing labor or materials for construction on owner's land may have lien rights on that land and on the buildings on that land if they are not paid for such labor or materials. Those entitled to lien rights, in addition to the Contractor are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those that furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Contractor agrees to cooperate with the owner and his lender, if any, to see that all-potential lien claimants are duly paid.

Wolverine Construction

147680 County Road N
Wausau, Wisconsin 54401
7155819430
zach.wolverineconstruction@gmail.com |
<https://www.wolverineconstructionusa.com/contact>



WOLVERINE
CONSTRUCTION
(715) 581-9430

Quote #99

Sent on Jan 06, 2025

Total \$35,000.00

CITY OF WHITEWATER

108 West Main Street
Whitewater, Wisconsin 53190

Product/Service	Description	Qty.	Unit Price	Total
Fencing & Admin		1	\$1,500.00	\$1,500.00
Reclamation		1	\$3,500.00	\$3,500.00
Labor	Labor	1	\$12,000.00	\$12,000.00
Abatement Removal and Disposal		1	\$2,500.00	\$2,500.00
Equipment		1	\$8,000.00	\$8,000.00
Disposal		1	\$6,000.00	\$6,000.00
Incidentals		1	\$1,500.00	\$1,500.00

Total \$35,000.00

DISCLAIMER

1/3 of total to schedule 1/3 to start 1/3 upon completion.

Change orders are due upon the time of request.

Subjected to an 18% Late Fee if not paid upon completion of construction.

3% Credit Card Fee

All work is final non warrantied.



**WOLVERINE
CONSTRUCTION
(715) 581-9430**

Wolverine Construction

147680 County Road N
Wausau, Wisconsin 54401
7155819430

zach.wolverineconstruction@gmail.com |
<https://www.wolverineconstructionusa.com/contact>

Notes Continued...

Does Not Include unless noted otherwise.

- Abatement
- Any Unspecified Reconstruction
- Removal of Anything Not Specified
- Hazardous Material
- Toxic Removal
- Contamination Removal
- Any Reclamation
- Excavation or earth-moving work
- Additional services can be requested for additional fees.


Other Notes

- Any Items Within 25' Of Structure To Be Removed Prior To Work Start
 - Plants & Foliage To Stay
 - Cars & Pedestrians To Stay Out Of Construction Zone
 - Unwanted Items Should Be Removed Prior To Start
- Wolverine Holds Salvage Rights

Wolverine Holds Harmless, Not Responsible

- Subsurface Damaged
- Landscaping Damage
- Non-Marked Utilities
- Cracks
- Failure to upkeep Reclamation
- Soil conditions
- Unforeseen price increases such as abatement
- Any Rework Non-Warranted Product
- Acts Of God Clause

Signature: _____ Date: _____

	<h2>CDA Agenda Item</h2>
Meeting Date:	March 20, 2025
Agenda Item:	RFP Response for 216 E Main Street
Staff Contact (name, email, phone):	Taylor Zeinert tzeinert@whitewater-wi.gov 262-473-0148

BACKGROUND
(Enter the who, what when, where, why)

Executive Summary:

Staff received six (6) RFP responses regarding the demolition of 216 E Main. Staff reviewed the responses and recommends HM Brandt.

More Information:

Staff received six bids for the demolition project of 216 E. Main. We received bids from HM Brandt LLC, Leibsle Services, Northern Group USA, RLP Diversified Inc, Silha and Sons, and Wolverine Construction USA. Below is the price breakdown of the bids:

HM Brandt	\$35,648
Leibsle Services LLC	\$23,500
Northern Group USA LLC	\$41,802.40
RLP Diversified Inc	\$49,850
Shila and Sons,	\$37,320
Wolverine Constructio	\$30,000

HM Brandt is by far the most experienced company. Additionally, in their bid they noted that they would have the fastest timeline of completing the demo in 2 weeks. Further, this is the company that is doing the demolition of 126 N Jefferson Street.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

N/A

FINANCIAL IMPACT
(If none, state N/A)

The cost of the demolition project is \$35,648.00.

STAFF RECOMMENDATION

Staff’s recommendation is to approve the bid from HM Brandt LLC and move forward with Demolition of 216 E Main

Suggested Motion: "I move to award the bid for demolition of 216 E Main to HM Brandt LLC and allow for demolition of the property to begin."

ATTACHMENT(S) INCLUDED
(If none, state N/A)

- Response from HM Brandt
 - Response from Silha and Sons
 - Response from Leibsle Services
 - Response from Wolverine Construction
 - Response from RLP Diversified Inc
 - Response from Northern Group USA
-

Date: January 30, 2025
216 E. Main St. - Whitewater

HM Brandt LLC hereby proposes the following terms and conditions for the job as hereinafter specified:

CUSTOMER NAME: City of Whitewater

CUSTOMER ADDRESS: 312 W. Whitewater St. Whitewater, WI. 53190

CUSTOMER CONTACT: Taylor Zeinert **CONTACT PHONE:** (262) 473-0148

JOB NAME: Demolition of 216 E. Main St.

JOB ADDRESS: 216 E. Main St. Whitewater, WI 53190

DEMOLITION BID

INCLUSIONS:

- 1) **Structural demolition per City of Whitewater RFI**
 1. Demo permits
 2. Sewer and water disconnects
 3. Erosion control installation
 4. Installation of temp fence
 5. Removal of asbestos per asbestos report
 - i. 10 day DNR Notification
 6. Removal of building, footings and foundation
 7. Removal of parking lot
 8. Backfill and compact
 9. Top soil and seed where building and parking lot were removed.
- 2) All trucking of debris included in the bid.
- 3) All debris to licensed landfill.
- 4) All recyclable material to the recycling facility.
- 5) Daily clean up to maintain a clean, safe working environment.
- 6) One mobilization.

NOTES:

- Dumpsters provided for HM Brandt LLC work only – **no other trades unless otherwise coordinated with GC and HM Brandt LLC.**
- **All salvage of removed contents, MEPFs, crushed stone, & copper etc. will become property of HM Brandt LLC.**
- This proposal to become part of any contract and/or any AIA documents.
- Work to be performed during normal business hours 8 hrs M-F or 10 hrs M-TH.
- Project duration to be completed within two weeks of start date

EXCLUSIONS:

- No gas or electric disconnects (by others)
- No removal of electric pole in parking lot

(No back charges considered without written notification within 10 days of the occurrence and 3 days to respond)

HM BRANDT LLC



Item 8.

Date: January 30, 2025
216 E. Main St. - Whitewater

HM Brandt LLC proposes to hereby to furnish material, labor and equipment – complete in accordance with above specifications, for the sum of all parts below:

Demolition Base Bid for the Sum of:

Thirty-Five Thousand, Six Hundred Forty-Eight Dollars & 00/100

\$35,648.00

Payment to be made as follows: 30 days from billing based on schedule of values per phase. NO retainage to be held after approval of HM Brandt punch list.

This proposal does not take into account seasonal weather conditions, which may affect method of production and price as stated above. Any such changes in production method or price would be identified in writing and approved prior to implementation.

A SERVICE CHARGE COMPUTED BY A PERCENTAGE RATE OF 1 ½% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% MAY BE ASSESSED ON ALL INVOICES NOT PAID WITHIN TERMS OF SALE AS SHOWN ON INVOICE. THE CUSTOMER SHALL PAY ALL COSTS OF COLLECTION, INCLUDING ACTUAL ATTORNEYS' FEES.

NOTE: PLEASE READ NOTICE OF LIEN RIGHTS ATTACHED AND MADE A PART HEREOF

GENERAL CONDITIONS

GENERAL: This writing document specifies all conditions and agreements. Any variations must be in writing and in writing only.

QUOTATIONS: Quotations may be subject to change if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL-The stated prices, specifications and conditions are satisfactory and are hereby specified. Payment will be made as outlined above.

PROPOSED BY:
HM Brandt LLC

ACCEPTED BY:

Michael Brandt
Michael Brandt

Name

January 30, 2025
Date

Title Date

Date: January 30, 2025
216 E. Main St. - Whitewater

GENERAL TERMS AND CONDITIONS

EXTRAS:

Any alteration or deviation from contract specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the contract price. Any changed or unforeseen site condition involving extra costs will be an extra charge over and above the original contract price for performance of the required changes.

CONSTRUCTION:

Owner or agent ordering this work is to establish property lines and be responsible for material placed as ordered in event of trespass, on other property, and hereby assumes responsibility for construction of improvements on property herein involved. Owner or agent shall be responsible for site conditions, including access to work area, preparatory grading, excavating and other work necessary for the proper completion of the work specified in this proposal. Extra time and material required by HM Brandt LLC (Contractor) to correct site conditions to enable its work to be completed shall be charged as an extra. Owner or agent further agrees to keep the site free from any conflicting or obstructive work that would interfere with the Contractor's performance. Prior to the commencement of our work, the work of others shall be completed to such an extent that it will not in any way conflict or interfere with our work. If Contractor is directed to commence work prior to the time such other contractor's work is completed, Owner agrees to pay the cost of any extra mobilizations or reduced productivity attributable to Contractor's commencing any of the work before any others have completed their work. Contractor will not be responsible for damage to private underground utilities or other hidden conditions if the Owner or agent fails to give advance notice of their existence and location.

DELAYS:

Contractor shall complete the job within a reasonable time, but shall not be liable for delays beyond the control of the Contractor, including, but not limited to, acts of God, inclement weather, delay by third parties or owner.

NOTICE OF LIEN RIGHTS:

As required by the Wisconsin construction lien law, Contractor hereby notifies owner that persons or companies furnishing labor or materials for construction on owner's land may have lien rights on that land and on the buildings on that land if they are not paid for such labor or materials. Those entitled to lien rights, in addition to the Contractor are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those that furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Contractor agrees to cooperate with the owner and his lender, if any, to see that all-potential lien claimants are duly paid.



ESTIMATE

Date: February 4, 2025

Proposal Submitted to: City of Whitewater, Taylor Zeinert
 We hereby submit the following proposal for: 216 East Main St. Whitewater, WI

Demolition

- Tear down existing building
- Load & haul away debris in dumpsters
- Load & haul away concrete foundation
- Disconnect / cap sewer & water lateral on property
- Supply & install 4 loads of top soil
- Seed & mulch disturbed area

Demolition Total: \$23,500.00

**** Prices above do not include any necessary permits or asbestos inspection or asbestos removal****

Please note: The following items are not included in prices above and will be charged, if needed, on a Time & Material basis: Extra stone; Haul off of fill; Fill for garage cavity; Dewatering of foundation; Over-digs due to bad soil; Rip frost; Snow removal.

Payment to be made as follows: **Due upon completion.** ****Stump & tree removal is extra cost**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. **Any alteration or deviations from above specification involving extra costs will become an extra charge over and above the estimated.** All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Leibsle Services reserves all salvaging rights. As required by the Wisconsin construction lien law, Leibsle Services, LLC. Hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned, are those who contract directly with the owner of those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or material for Leibsle Services, LLC. And should give a copy of each notice received to the mortgage lender, if any. Leibsle Services, LLC agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimant are duly paid.

NORTHERN GROUP USA LLC



W187S6507 Diamond Dr | Muskego, WI | 53150

NorthernGroupUSA.com

Skyler Mayotte
Skyler@NorthernGroupUSA.com
 (414)-640-4630

DC-012000002
 DCQ-012000002
 MP-1528659
 ASB/LEAD Cert - 2603650
 ASB Inspector - ASI291355
 TIN-86-2730381 | CAGE:9NE86

PROJECT:

216 East Main St Raze

Demo Proposal
 216 East Main St
 City of Whitewater, Wisconsin
 Project Number: N/A

PROJECT DESCRIPTION

Northern Group USA LLC proposes to complete demolition work and dispose of the material according to the plans and specifications provided. Upon clearance work will commence by carefully demoing components slated for removal, from the top down and using methods as to minimize vibrations and noise. Work will be done in a controlled and safe manner as to not damage or disturb adjacent residents. All labor, equipment, disposal material, and incidentals are included to complete the demolition work according to the plans provided. Work will comply with all state and federal regulations.

Work to be performed...

Asbestos removal and regulated item removal

1. Lightbulbs/mercury containing items, hazardous items, other
2. Asbestos material to be properly abated and disposed of according to DNR, DHS, State, and Federal regulations
 - a. 10 day DNR demolition and abatement notification included
 - b. Items to be abated consist of transite siding, electrical panels, window glazing, tile and linoleum according to the North Star report provided
 - c. This work will be completed using 3 stage HEPA machines, 3 stage decons, dirty baggout areas, HEPA vacuums, regulated areas, and wet methods for removal. All material will be double bagged and lowered to the ground before being removed from containment or the regulated area.
3. Temp Site fencing included
4. Water suppression during demolition included
5. Cap water and sewer at the property line, the road will not be dug up, coordinate gas and electric disconnection
6. Demolition and disposal of the building and miscellaneous items. Basement foundation to be broken up and buried
 - a. The building will be demoed from the top down using methods to reduce noise and vibrations while spraying water for dust suppression at all times. All employees will wear class 2 hi-viz, hard hats, and other proper PPE at all times.
7. Backfill basement with suitable material and leave the site in a orderly manner

Similar Projects – 2024 tore down a 4,000 SF house in Grafton \$36,000 | 2024 Completed asbestos abatement and demolition of 15,000 SF property in Brown Deer Wi - \$220,869.00 | 2024 Demolition work at the 115th fighter wing in Madison Wi - \$145,876.00 | 2024 Asbestos abatement and demolition for USDA Forestry products laboratory in Madison Wi \$185,201.01

Northern Group USA LLC hereby agrees to provide all labor, materials, equipment and services necessary for the complete and satisfactory execution of the entire work, as specified in the Construction Documents, for the Base Bid stipulated sum of:

Forty one thousand eight hundred two and 40/100 Dollars

(Written Price)

\$41,802.40

Bid amounts shall be inserted in words and in figures in spaces provided on Bid Form; in case of conflict, written word amounts will govern.

(Numeric Price)

TERMS: 60 days upon completion

Asbestos removal \$8,110.00 | Utility capping and disconnection \$3,599.00 | Fencing and water suppression \$3,000.00 | Demolition labor and equipment \$12,140.40 | Backfill and grading \$5,000.00 | Dumpsters and disposal \$9,953.00

Receipt of the following addenda and inclusion of their provisions in this Bid is hereby acknowledged:
(If applicable)

Addendum No(s). N/A Through Dated: N/A

Northern Group USA LLC may commence project:

Commencement Date: TBD

Completion Date: May 31st 2025
(Final, not substantial)

Notice

I have examined and carefully prepared this Bid from the associated Construction Documents and have checked the same in detail before submitting this Bid; that I have full authority to make such statements and submit this Bid in (its) (their) (my) behalf; and that the said statements are true and correct. In signing this Bid, we also certify that we have not, either directly or indirectly, entered into any agreement or participated in any collusion or otherwise taken any action in restraint of free competition; that no attempt has been made to induce any other person or firm to submit or not to submit a Bid; that this Bid has been independently arrived at without collusion with any other bidder, competitor, or potential competitor; that this Bid has not been knowingly disclosed prior to the Bids Due Date to another bidder or competitor; that the above statement is accurate under penalty of perjury.

This proposal expires Thirty (30) days post signature date

SIGNATURE: Skyler Mayotte

DATE: 2/4/2025

RLP DIVERSIFIED INC.
207 FRONT STREET
BURLINGTON WI 53105
262-206-1297

2.4.2025

Proposal to: City of Whitewater Wisconsin

RE: 216 East main Street Whitewater

Building abatement and demolition

1. Contract with abatement contractor
2. Abatement commences
3. Mobilize equipment
4. Demolish building and dispose of legally
5. Provide safety watch persons during demolition activities
6. Provide water dust suppression
7. Full foundation removal
8. Backfill foundation with fill
9. Spread topsoil seed and apply mulch

Labor, equipment, disposal, subcontractor costs

Cost for work to be performed \$49,850.00

Timeframe for work to be completed

Abatement 2 weeks

Demolition 2 weeks

Payment terms: After project completed net 30 days from bill submitted

Bid Bond

 **Document A310™ – 2010**

CONTRACTOR:

(Name, legal status and address)
RLP DIVERSIFIED INC.
207 Front Street
Burlington, WI 53105

Bid Bond No. GR32950

SURETY:

(Name, legal status and principal place of business)
Granite Re, Inc.
14001 Quailbrook Drive
Oklahoma City, OK 73134

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

OWNER:

(Name, legal status and address)
City of Whitewater
312 W Whitewater St
Whitewater, WI 53190

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent of the Bid Amount (5.00% of Bid Amount)

PROJECT:


(Name, location or address, and Project number, if any)
Demolition of 216 East Main Street

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

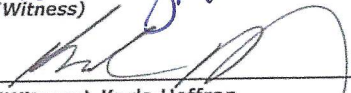
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 3rd day of February, 2025.




(Witness)



(Witness) Karla Heffron

RLP DIVERSIFIED INC.
(Principal) _____ (Seal)

(Title) President
Granite Re, Inc.

(Surety) 

(Title) Connie Smith, Attorney-in-fact (Seal)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD) **10/18/2**
Item 8.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Horton Group 10320 Orland Parkway Orland Park IL 60467	CONTACT NAME: PHONE (A/C, No, Ext): 708-845-3000 E-MAIL ADDRESS: certificates@thehortongroup.com FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE INSURER A: Middlesex Insurance Co. NAIC # 23434 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED RLP Diversified Inc. 207 Front St Burlington WI 53105	RLPDIVE-01

COVERAGES **CERTIFICATE NUMBER: 2068115929** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSTR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	A0200561004	10/29/2024	10/29/2025	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 3,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	A0200561001	10/29/2024	10/29/2025	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			A0200561006	10/29/2024	10/29/2025	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below			A0200561005	10/29/2024	10/29/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
A	Leased/Rented Equipment			A0200561003	10/29/2024	10/29/2025	Limit	250,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional insured on a primary and non-contributory basis with respect to general liability and auto liability only when required by written contract. Waivers of subrogation applies to the general liability, auto liability and workers compensation in favor of the stated additional insureds only when required by written contract. Umbrella follows form.

CERTIFICATE HOLDER For Information Only	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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FRANK SILHA & SONS INC.

348 N. Highway 14 • Janesville, WI 53546

216 E Main - Demolition Proposal

FRANK SILHA & SONS, INC.

348 Highway 14 East

Janesville, WI 53546

Contact: Dan Silha

Phone: 608-751-3608 or 608-752-4322

Fax:

Quote To: City of Whitewater

Taylor Zeinert

Phone:

262-473-0148

Fax:

Job Name:

216 E Main - Demo - Whitewater

Date of Plans:

N/A

Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT		AMOUNT
100	Mobilization	1.00	EA		
110	Demo Permit Paid for by CDA	1.00	EA		
112	Erect Safety barriers at Sidewalk ONLY	1.00	LS		
114	Ensure compliance with all safety regulations	1.00	LS		
116	Coor. Disc.- Gas,Elec., Phone, Cable, Water ,Sewer	1.00	LS		
118	Asbestos & Lead Abatement	1.00	LS		
120	Demolition	1.00	EA		
130	Sand Backfill	1.00	EA		
140	Restoration	1.00	EA		
GRAND TOTAL					\$37,320.00

NOTES:

Exclusions:

Relocation, removal, disconnects or adjustment of any existing utilities - Coordinate only

Topsoil respread



**WOLVERINE
CONSTRUCTION**
(715) 581-9430

Wolverine Construction

147680 County Road N
Wausau, Wisconsin 54401
7155819430
zach.wolverineconstruction@gmail.com |
<https://www.wolverineconstructionusa.com/contact>

Quote #99

Sent on Jan 06, 2025

Total \$30,000.00

RECIPIENT:
CITY OF WHITEWATER
108 West Main Street
Whitewater, Wisconsin 53190

Product/Service	Description	Qty.	Unit Price	Total
Fencing & Admin		1	\$1,500.00	\$1,500.00
Reclamation		1	\$3,500.00	\$3,500.00
Labor	Labor	1	\$9,000.00	\$9,000.00
Abatement Removal and Disposal		1	\$2,500.00	\$2,500.00
Equipment		1	\$8,000.00	\$8,000.00
Disposal		1	\$4,000.00	\$4,000.00
Incidentals		1	\$1,500.00	\$1,500.00

Total \$30,000.00

DISCLAIMER

1/3 of total to schedule 1/3 to start 1/3 upon completion.
Change orders are due upon the time of request.
Subjected to an 18% Late Fee if not paid upon completion of construction.
3% Credit Card Fee
All work is final non warrantied.

Does Not Include unless noted otherwise.

- Abatement
- Any Unspecified Reconstruction
- Removal of Anything Not Specified
- Hazardous Material
- Toxic Removal
- Contamination Removal
- Any Reclamation
- Excavation or earth-moving work
- Additional services can be requested for additional fees.

Other Notes



WOLVERINE
CONSTRUCTION
(715) 581-9430

Wolverine Construction

147680 County Road N
Wausau, Wisconsin 54401
7155819430


zach.wolverineconstruction@gmail.com |
<https://www.wolverineconstructionusa.com/contact>

- Any Items Within 25' Of Structure To Be Removed Prior To Work Start
 - Plants & Foliage To Stay
 - Cars & Pedestrians To Stay Out Of Construction Zone
 - Unwanted Items Should Be Removed Prior To Start
- Wolverine Holds Salvage Rights

Wolverine Holds Harmless, Not Responsible

- Subsurface Damaged
- Landscaping Damage
- Non-Marked Utilities
- Cracks
- Failure to upkeep Reclamation
- Soil conditions
- Unforeseen price increases such as abatement
- Any Rework Non-Warranted Product
- Acts Of God Clause

Signature: _____ Date: _____

	<h2>CDA Agenda Item</h2>
<p>Meeting Date:</p>	<p>March 20, 2025</p>
<p>Agenda Item:</p>	<p>Wind Up Logo for 2025</p>
<p>Staff Contact (name, email, phone):</p>	<p>Taylor Zeinert tzeinert@whitewater-wi.gov 262-473-0148</p>

BACKGROUND
(Enter the who, what, when, where, why)

Executive Summary:

CDA needs to approve the 2025 Wind Up Logo. The Logo has been modified to remove the UW-Whitewater and Enactus affiliation.

More Information:

Staff has worked with the Media Services department to create a modified logo for Wind Up 2025. The previous logo has connections to UW-Whitewater and Enactus. As a reminder the board previously approved moving forward with the Wind Up competitive business competition, without the help from UW-Whitewater and Enactus.

Due to that the logo needed to be changed to reflect the removal of those groups. Attached to this memo is a copy of the new logo and comparison between the prior logo and the new logo.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

N/A

FINANCIAL IMPACT
(If none, state N/A)

N/A

STAFF RECOMMENDATION

N/A

ATTACHMENT(S) INCLUDED
(If none, state N/A)

- Suggested 2025 Wind Up Logo
- Comparison of the 2025 Wind Up Logo and the 2024 Logo




WHITEWATER
WindUp 
Business Plan Competition

WHITEWATER   
WindUp
Business Plan Competition

2025 

	<h2>CDA Agenda Item</h2>
Meeting Date:	March 20, 2025
Agenda Item:	Housing Roundtable
Staff Contact (name, email, phone):	Taylor Zeinert tzeinert@whitewater-wi.gov 262-473-0148

BACKGROUND
(Enter the who, what, when, where, why)

Executive Summary:

Staff is looking for approval of the topic of the housing roundtable to be the Missing Middle Housing & Zoning Reform.

More Information:

At the January visioning session, the group shared that they would like to see a housing round table event occur this year. Last May, the Office of Economic Development hosted a roundtable housing discussion that was a great success. This event had two speakers, from SEWRPC and Tracy Cross and Associates, to talk about housing needs in Whitewater.

Due to the board’s direction staff is preparing for the housing roundtable event this year on May 21st from 1 to 4 PM at the Innovation Center. Staff is looking for the board to confirm the topic at the housing roundtable. Staff is suggesting the topic be Missing Middle Housing & Zoning Reform. The hope is to address how zoning changes can encourage more diverse housing options like duplexes, townhomes, and Accessory Dwelling Unit (ADU). These different types of housing can make homeownership a reality and have lower costs.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

N/A

FINANCIAL IMPACT
(If none, state N/A)


N/A

STAFF RECOMMENDATION

N/A

ATTACHMENT(S) INCLUDED
(If none, state N/A)

N/A

	<h2>CDA Agenda Item</h2>
Meeting Date:	March 20, 2025
Agenda Item:	RFP for Brokerage Services
Staff Contact (name, email, phone):	Taylor Zeinert tzeinert@whitewater-wi.gov 262-473-0148

BACKGROUND
(Enter the who, what, when, where, why)

Executive Summary:

Staff is seeking approval on the RFP for new brokerage services.

More Information:

Due to the CDA choosing to terminate the brokerage contract with Anderson Commercial group staff has prepared an RFP for new brokerage services.

This RFP is similar to the RFP that was used that resulted in the hiring of Anderson Commercial group. Staff did modify it to emphasize the value of communication, verifying the buyer’s qualification, and setting bench markers to document work activity.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS
(Dates, committees, action taken)

-February 26th CDA meeting the board choose to terminate the contract with Anderson Commercial Group

FINANCIAL IMPACT
(If none, state N/A)

N/A

STAFF RECOMMENDATION

Staff’s recommendation is to approve the RFP as presented.
Suggested Motion “I move to approve the RFP for brokerage services as presented”

ATTACHMENT(S) INCLUDED
(If none, state N/A)

DRAFT RFP for Brokerage Services



www.whitewater-wi.gov
Telephone: 262-473-0148
Fax: 262-222-5901

Office of the CDA
312 W. Whitewater St.
Whitewater, WI 53190

Request for Proposals (RFP)
Listing and Brokerage Services
City of Whitewater, Wisconsin
Issue Date:
Proposal Deadline:

The City of Whitewater, Wisconsin (the "City") owns undeveloped land, including commercial and residential parcels. To maximize the return and efficiency on these assets, the City is seeking qualified brokerage services to facilitate the sale of property on the City's behalf.

SCOPE OF WORK:

The selected broker(s) will provide the following services, but are not limited to:

- Conducting market and valuation analyses.
- Developing marketing strategies and materials (electronic and/or hard copy).
- Distributing marketing materials to potential buyers and reporting results to the Economic Development Director monthly.
- Handling inquiries and showing properties.
- Confirming qualifications of potential buyers.
- Analyzing offers from potential buyers and advising the CDA and its representatives with respect to the offer and negotiations.
- Representing the City during negotiations from time of offer until closing.
- Coordinating all real estate transaction closings.
- Handling all other customary activities and brokerage services associated with real estate transactions.
- Providing the Economic Development Director with weekly activity reports.
- Meeting with the Zoning administration monthly to understand how zoning impacts the future of the property in question.
- Providing expert advice and consultation on real estate market conditions, potential returns, and investment opportunities.

PROPOSAL REQUIREMENTS:

All proposals must include:

- An executive summary of the proposal.
- A detailed description of the firm's history, size, structure, personnel and experience in providing similar services to government entities.
- Proposed team structure and resumes of key personnel to be assigned to this project.
- Description of the firm's knowledge of the local real estate market and demonstrated experience in managing and selling similar properties.
- Additional services offered through your firm, if any that may be relevant



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to the sale or lease of publicly owned property.

- A detailed fee proposal, outlining commission rates, fees, and any other potential costs to be incurred by the City.
- References from at least three (3) clients for whom the proposer has provided similar services.

EVALUATION CRITERIA:

Proposals will be evaluated based on:

- Qualifications and experience of the firm and proposed team.
- Understanding of local real estate market conditions and trends.
- The demonstrated ability to provide the services required.
- Fee proposal.

TERMS AND CONDITIONS:

The city reserves the right to reject any and all proposals received as a result of this request, to negotiate with any qualified source, or to cancel in part or in its entirety this RFP if it is in the best interests of the City to do so.

SUBMISSION INSTRUCTIONS:

- Deadline for Submission:
- Submission Method: Proposals must be submitted electronically or in hard copy to:

City of Whitewater
 Attention: Taylor Zeinert, Economic Development Director
 312 West Whitewater Street
 Whitewater, WI 53190
tzeinert@whitewater-wi.gov

CONTACT FOR QUESTIONS: For any questions or further information, please contact Taylor Zeinert, Economic Development Director, at: tzeinert@whitewater-wi.gov (262) 473-0148.

The City of Whitewater encourages participation from all qualified brokerage firms, including Minority and Women Business Enterprises (M/WBE).

The City of Whitewater, Wisconsin is an Equal Opportunity Employer.