



AGENDA OF THE COMMUNITY DEVELOPMENT BLOCK GRANT REVOLVING LOAN COMMITTEE

**WEDNESDAY, NOVEMBER 7, 2018, 7:30 AM
CITY HALL, ROOM 207**

A. Roll Call.

- I. Members: Matt Schuller - Chair, Mike Borlee - Vice Chair, Ald. Brian Johnson, Chad Van Handel and James Blumreich

B. Approval of the Agenda.

- I. Approval of the agenda for the November 7, 2018, meeting of the Community Development Block Grant Revolving Loan Committee.

C. Approval of Minutes.

- I. Approval of the Minutes from the August 29, 2018, meeting of the Development Block Grant Revolving Loan Committee.

D. Regular Business.

- I. Review the CD- RLF loan application for the Badger State Brewery.

The Committee may convene in closed session pursuant to Sections 19.85(1)(f), Wis. Stats., to consider financial, medical, social or personal histories of specific persons which if discussed in public could likely have a substantial adverse effect upon the reputation of the person referred to in such histories or data. The Committee may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

2. Review the ED-RLF loan application for the DS2 Hospitality & Management LLC.

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E. Informational.

- I. Revolving Loan Status report.

F. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Community Development Block Grant Revolving Loan Committee meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



MINUTES OF THE COMMUNITY DEVELOPMENT BLOCK GRANT REVOLVING LOAN COMMITTEE

**WEDNESDAY, AUGUST 29, 2018, 7:30 AM
CITY HALL, ROOM 207**

A. ROLL CALL.

I. Members: Matt Schuller - Chair, Mike Borlee - Vice Chair, Ald. Brian Johnson, Chad Van Handel and James Blumreich

Members Present: James Blumreich, Chad VanHandel, Matt Schueller, Michael Borlee, Ald. Brian Johnson (arrived at 7:40 a.m.), Excused:

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the August 29, 2018. meeting of the Community Development Block Grant Revolving Loan Committee.

Moved by James Blumreich, seconded by Michael Borlee to approve the agenda. Motion carried.
Voice vote

Yes- James Blumreich, Chad VanHandel, Matt Schueller, Michael Borlee, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the August 15, 2018, Community Development Block Grant Revolving Loan Committee.

Moved by Michael Borlee, seconded by James Blumreich to approve the August 15, 2018, minutes. Motion carried. Voice vote.

Yes- James Blumreich, Chad VanHandel, Matt Schueller, Michael Borlee, No- None, Abstain- None

D. REGULAR BUSINESS.

I. Review the loan application for Mason Real Estate, LLC, dba as Tenet.

The Committee may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Michael Borlee, seconded by James Blumreich to open the floor for discussion. Motion carried. Voice vote.

Yes-, James Blumreich, Chad VanHandel, Matt Schueller, Michael Borlee, Ald. Brian Johnson, No- None, Abstain- None

Moved by Michael Borlee, seconded by James Blumreich to go close the floor for discussion. Motion carried. Voice vote.

Yes-, James Blumreich, Chad VanHandel, Matt Schueller, Michael Borlee, Ald. Brian Johnson, No- None, Abstain- None

Moved by Matt Schueller, seconded by Michael Borlee to go into closed session. Motion carried. Voice vote.

Yes-, James Blumreich, Chad VanHandel, Matt Schueller, Michael Borlee, Ald. Brian Johnson, No- None, Abstain- None

Moved by Michael Borlee, seconded by James Blumreich to return to regular order of business. Motion carried. Voice vote.

Yes- James Blumreich, Chad VanHandel, Matt Schueller, Michael Borlee, No- None, Abstain- None

Roll Call - Members Present: James Blumreich, Chad VanHandel, Matt Schueller, Michael Borlee, Brian Johnson, Excused: None.

Moved by Chad VanHandel, seconded by James Blumreich to approve the loan application for Mason Real Estate, LLC, dba as Tenet, subject to the following conditions:

- a. Loan agreement of principal and interest payments at four percent for 10 years.
- b. First lean on equipment purchased.
- c. Second mortgage on building.
- d. Secured by unlimited personal guarantee by Jason Campbell and Lisa Campbell.

Motion carried.

Yes- James Blumreich, Michael Borlee, Brian Johnson, Matt Schueller, Chad VanHandel, No- None, Abstain- None

2. Review the loan application for 4 C's LLC, dba Tasty Treats, LLC.

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Moved by Michael Borlee, seconded by James Blumreich to open the floor for discussion. Motion carried. Voice vote.

Yes-, James Blumreich, Chad VanHandel, Matt Schueller, Michael Borlee, Ald. Brian Johnson, No- None, Abstain- None

Moved by Michael Borlee, seconded by James Blumreich to approve the request with the following conditons

- a. 15 year amortization of four percent with the first six months being interest only payments.
- b. This loan will be contingent on approval from Economic Development.

Motion carried.

Yes- James Blumreich, Michael Borlee, Brian Johnson, Matt Schueller, Chad VanHandel, No- None, Abstain- None

E. ADJOURNMENT.

Moved by James Blumreich, seconded by Chad VanHandel to adjourn. Motion carried. Voice vote.

Yes- James Blumreich, Michael Borlee, Brian Johnson, Matt Schueller, Chad VanHandel, No- None, Abstain- None



Report to the
Community Development Block Grant Revolving Loan Committee
of the City of Green Bay

MEETING DATE

November 7, 2018

PREPARED BY

Wendy Townsend, Economic
Coordinator

AGENDA ITEM # D.I.

Review the CD- RLF loan application for the Badger State Brewery.

The Committee may convene in closed session pursuant to Sections 19.85(1)(f), Wis. Stats., to consider financial, medical, social or personal histories of specific persons which if discussed in public could likely have a substantial adverse effect upon the reputation of the person referred to in such histories or data. The Committee may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

REQUEST: Review the application for Revolving Loan Funds for Badger State Brewery.

Badger State Brewery is requesting a loan in the amount of \$250,000 for a business expansion project at 990 Tony Canadeo Run, Green Bay, WI 54304.

ANALYSIS: Badger State Brewery plans to expand their operations from a 15 BBL facility to a 65 BBL production facility to meet growing demands and expand into the Milwaukee and Madison markets. The total amount of the project is estimated at \$1,975,000. They have been approved for a SBA 504 loan and are seeking funding for equipment, the expansion and working capital.

RECOMMENDATION

Staff recommends granting this request for \$250,000 in CD- RLF funds for the expansion of the Badger State Brewery property at 990 Tony Canadeo Run, Green Bay WI 54304.

FISCAL IMPACT

ATTACHMENTS

1. AF 2017
2. AF PFS
3. Badger State Information
4. Credit Memo
5. Master Commitment with Privacy Notice
6. SY 2017
7. SY PFS



Report to the
Community Development Block Grant Revolving Loan Committee
of the City of Green Bay

MEETING DATE

November 7, 2018

PREPARED BY

Wendy Townsend, Economic
Coordinator

AGENDA ITEM # D.2.

Review the ED-RLF loan application for the DS2 Hospitality & Management LLC.

The Committee may convene in closed session pursuant to Sections 19.85(1)(f), Wis. Stats., to consider financial, medical, social or personal histories of specific persons which if discussed in public could likely have a substantial adverse effect upon the reputation of the person referred to in such histories or data. The Committee may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

REQUEST: Review the application for Revolving Loan Funds for DS2 Hospitality & Management LLC.

DS2 Hospitality & Management LLC is requesting a loan in the amount of \$100,000 for property & business acquisition of the Motel 6 located at 1614 Shawano Avenue, Green Bay, WI 54304. The request for \$60,000 is coming from our ED- RLF (Minority-owned) Program and \$40,000 from the CD-RLF program.

ANALYSIS: Sonali and Deepak Agarwal are both business professionals in the banking and finance industries. They have decided to become entrepreneurs and purchase their own business. DS2 Hospitality & Management LLC will be their managing entity and plan to purchase and operate the Motel 6 motel located at 1614 Shawano Avenue in Green Bay.

RECOMMENDATION

Staff recommends granting this request for \$60,000 in ED- RLF funds and \$40,000 in CD-RLF funds for the purchase of the Motel 6 property and business at 1614 Shawano Avenue, Green Bay, WI 54303

FISCAL IMPACT

ATTACHMENTS

1. 1 RLF Application 9 -2018
2. 2 CFCU Loan
3. 2 CoVantage Commitment Letter 9-26-18
4. 4 PandL Certification Letter - M6 _177
5. 5 Motel 6 Green Bay Financials
6. 6 Deepak and Sonali Agarwal PFS signed 8-15-18
7. Appendix 1 - 7 Year History Report
8. Appendix 2 Motel 6 Green Bay Financials
9. Motel 6 GB Business Plan
10. DS2 Hospitality management llc 1614 Shawano Av 10-01-18

CD-RLF Loan Status for Open Accounts
11/1/2018

		Contract Date	Loan Amount	Principal Balance	Payment Amount	Last Payment	Notes
1	Northcoast Productions	05/05/09	\$76,672	\$5,362.52	\$776.27	Oct-18	Current
2	Hagemeister Park	11/16/11	\$170,000	\$4,624.00	\$2,323.70	Oct-18	Current
3	Cineviz, LLC	01/02/13	\$115,000	\$33,291.25	\$1,571.91	Mar-18	In Default
4	GNC Development, LLC	04/03/13	\$75,000	\$0.00	\$0.00	Apr-18	Paid off
5	Monkey Tailz	07/08/14	\$69,000	\$32,130.67	\$1,027.65	Oct-18	Current
6	Initiative One	02/24/15	\$105,000	\$72,090.53	\$1,063.07	Oct-18	Current
7	Reynolds Packaging	04/28/15	\$105,000	\$91,027.90	\$303.43	Oct-18	Current - Interest Only
8	Puro Clean	03/31/16	\$125,000	\$109,001.75	\$924.61	Oct-18	Current
9	Roots on 9th	05/02/16	\$70,000	\$0.00	\$0.00	Sep-18	Paid off
10	Gather on Broadway- eq	06/15/16	\$117,000	\$105,631.76	\$1,310.83	Oct-18	Partial payment made
11	Gather on Broadway- bld	08/18/16	\$132,000	\$125,443.99	\$1,032.55	Oct-18	Partial payment made
12	U&I Movers Express, LLC	12/21/16	\$147,200	\$134,211.10	\$1,088.82	Oct-18	Current
13	Credit Management Control, Inc	12/29/16	\$81,500	\$74,308.37	\$602.85	Sep-18	Current
14	ZoZo Kitchen - Bld	08/31/17	\$17,200	\$16,845.51	\$56.15	Oct-18	Current - Interest Only
15	ZoZo Kitchen - WC	10/10/17	\$35,000	\$32,279.25	\$134.50	Oct-18	Current - Interest Only
16	929 Cedar, LLC	09/15/17	\$250,000	\$237,583.36	\$1,849.22	Oct-18	Current
17	Mason Realty LLC	10/02/18	\$250,000	\$250,000.00	\$2,531.13	N/A	Current
18	Historic West Theater, LLC	10/11/18	\$87,000	\$87,000.00	\$659.75	N/A	Current

\$2,027,572.38 \$1,410,831.96 \$17,256.44

AVAILABLE FUNDS :

\$189,968.66

9/30/2018