

PUBLIC NOTICE – LOAN & FINANCE COMMITTEE

DATE: May 10, 2016
TIME: 2:00 p.m. (closed session)
2:20 p.m. (open session)
PLACE: 757 N. Broadway, Suite 600, Conference Room 1 & 2, Milwaukee, WI 53202
(Committee members may be present via teleconference)

AGENDA ITEMS

- 1. HMONG WISCONSIN CHAMBER OF COMMERCE**
Address: 6815 W. Capitol Drive
Milwaukee, WI 53216
Loan Request (MEDC): \$ 150,000
- 2. SECOND STREET PROPERTIES, LLC**
Address: 607 S. 5th Street
Milwaukee, WI 53204
Loan Request (MEDC): \$ 262,315
- 3. S.A.R. OF MILWAUKEE, LLC DBA SIGN-A-RAMA MILWAUKEE**
Address: 5061 W. State Street
Milwaukee, WI 53208
Loan Request (MEDC): \$ 506,000
- 4. CHERRY WATER, LLC; SW PLATTEVILLE, LLC; & HEPATICA HILL HOLDINGS, LTD.**
Address: 1433-1475 N. Water Street
Milwaukee, WI 53202
Loan Request (MEDC): \$3,000,000
- 5. OTHER**

The meeting will convene at the time indicated and immediately go into closed session for purposes of credit review and evaluation of the loan applications of the borrowers and operating companies identified above. Status reviews of existing loans may also be undertaken at this time. This portion of the meeting will be held in closed session pursuant to SS.19.85(1)(e) and (f), Wis. Stats.

The meeting will reconvene in open session at the time indicated above for the purpose of further discussion and action upon the above-referenced loan applications. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids.

Dated: May 9, 2016

By:



David E. Latona, President



MILWAUKEE

LOAN & FINANCE COMMITTEE – May 10, 2016

I. BORROWER/OPERATING COMPANY:

Hmong Wisconsin Chamber of Commerce (“HWCC”)

II. PROPOSED LOAN:

Loan Amount	\$150,000 *	New Customer	No
Rate	4.00%	Start Up	No
Term/Amortization	3/0	Years in Existence	10 Years
Census Tract	Statewide Fund	Bank	Tri City National Bank

*Increase exposure from \$100,000 to \$150,000.

III. PROJECT DESCRIPTION / SUMMARY OF REQUEST:

Address: 6515 W. Capital Drive, Suite 204, Milwaukee, WI 53216

Contact: May yer Thao (414) 645-8828

Description: The Hmong Wisconsin Chamber of Commerce (HWCC) is seeking an increase of \$50,000 to their revolving loan fund. The reason for the increase is to accommodate the increase in the number of loan requests in the Milwaukee area as well as statewide. HCCW received funds from WEDC (fka Wisconsin Department of Commerce) which total \$300,000 of the available Revolving Loan Funds proceeds. In addition, Tri City National Bank and Town Bank provided investments for the revolving loan fund.

<u>Sources</u>	<u>Amount</u>	<u>Term Amortization</u>	<u>Rate</u>	<u>% of Total</u>
MEDC Loan	\$ 150,000	3/0	4.00	25.00%
Other	\$ 600,000	N/A		25.00%
	<u>\$ 750,000</u>			<u>100.00%</u>
<u>Uses</u>				
Loan Funding at HWCC	\$ 750,000			
	<u>\$ 750,000</u>			

IV. MANAGEMENT TEAM:

Name	Title	Affiliation
May yer Thao	Director	Hmong Chamber of Commerce
Michael Phillips	Board President	PNC Bank
Vang Thao	Secretary	Eternity Homecare, Inc.
Jon Neal	Treasurer	The Neal Group



I. BORROWER/OPERATING COMPANY: Second Street Properties, LLC

II. PROPOSED LOAN:

Loan Amount	\$262,315	New Customer	Yes
Rate	5.25%	Start Up	Yes
Term/Amortization	4 / 19	Years in Existence	0
Aldermanic District	12	Primary Lender	Tri City Nat'l Bank

III. PROJECT DESCRIPTION / SUMMARY OF REQUEST:

Address: 607 S. 5th Street, Milwaukee, WI

Contact: Sean Burke, sean@ilovelafuente.com

Description: Second Street Properties, LLC and its owner Jose Zarate, is requesting a loan to help fund the renovation and associated equipment purchases at the property located at 607 S. 5th Street. The building will be converted from an existing auto repair shop into a large banquet hall.

<u>Sources</u>	<u>Amount</u>	<u>% of Total</u>
MEDC Loan	\$ 262,315	28.99%
Other	\$ 642,473	71.01%
	<u>\$ 904,788</u>	<u>100.00%</u>

<u>Uses</u>	
Renovation, equipment & existing RE Val	\$ 904,788
	<u>\$ 904,788</u>

IV. EMPLOYMENT:

	Full-Time (more than 30 hrs. per week)	Part-Time (less than 30 hrs. per week)
Current	0	0
Estimated increase in jobs within two years:	7	15

V. OWNERSHIP/MANAGEMENT TEAM:

Name	Title	Ownership %
Jose Zarate	President	100%
Sean Burke	Vice President	0%



LOAN & FINANCE COMMITTEE – May 10, 2016

I. **BORROWER/OPERATING COMPANY:** S.A.R. of Milwaukee, LLC dba Sign-A-Rama Milwaukee

II.

III. **PROPOSED LOAN:**

Loan Amount	\$506,000	New Customer	Yes
Rate	5.25%	Start Up	No
Term/Amortization	7/20	Years in Existence	14
Aldermanic District	124	Primary Lender	Westbury Bank

IV. **PROJECT DESCRIPTION / SUMMARY OF REQUEST:**

Address: 5061 West State Street Milwaukee, WI 53208 **Contact:** Brian Cass (262) 521-9710

Description: S.A.R. of Milwaukee, LLC. DBA Sign-A-Rama Milwaukee under a Real Estate Holding Co. TBD requested financing from MEDC for the purchase and renovation of a property located at 5061 West State Street Milwaukee, WI 53208. The property purchase and renovation will facilitate continued growth at S.A.R. of Milwaukee.

Sources	Amount	% of Total
MEDC Loan	\$ 506,000	40.02%
Other	\$ 758,400	59.98%
	<u>\$ 1,264,400</u>	<u>100.00%</u>

Uses

Property Purchase and Renovation	\$ 1,264,400
	<u>\$ 1,264,400</u>

V. **EMPLOYMENT:**

	Full-Time (more than 30 hrs. per week)	Part-Time (less than 30 hrs. per week)
Current	13	
Estimated increase in jobs within two years:	12	

VI. **OWNERSHIP/MANAGEMENT TEAM:**

Name	Title	Ownership %
Brian Cass	Partner	33.3%
David Cass	Partner	33.3%
Chris Nelesen	Partner	33.3%



MILWAUKEE

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I. **BORROWER/OPERATING COMPANY:** Cherry Water, LLC; SW Platteville, LLC; and Hepatica Hill Holdings, Ltd.(Tenants In Common)

II. **PROPOSED LOAN:**

Loan Amount	\$3,000,000	New Customer	Yes
Rate	3.5%	Start Up	No
Term/Amortization	2/20	Years in Existence	20+
Aldermanic District	3	Primary Lender	Associated Bank

Note: WHEDA will be participating in 50% of the loan. MEDC to follow WHEDA's rate and fees.

III. **PROJECT DESCRIPTION / SUMMARY OF REQUEST:**

Address: 1433-1475 N. Water St., Milwaukee

Contact: Stewart Wangard – (414) 777-1200

Description: The project is to assist with the redevelopment of the former Laacke & Joy's building along the Milwaukee River on Water Street into a 5 story 110,000 square foot multi-tenant commercial office and retail space. It will be the future headquarters of a company relocating from outside Milwaukee County to the City of Milwaukee.

Sources	Amount	% of Total
MEDC Loan	\$ 1,500,000	4.87%
WHEDA	\$ 1,500,000	4.87%
Other/Equity	\$ 27,777,925	90.25%
	<u>\$ 30,777,925</u>	
Uses		100.00%
Purchase/Revonation	\$ 30,777,925	
	<u>\$ 30,777,925</u>	

IV. **EMPLOYMENT:**

Full-Time (more than 30 hrs. per week)	Part-Time (less than 30 hrs. per week)
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Current

Estimated increase in jobs within two years:

Jobs will be determined by incoming tenants.

V. **OWNERSHIP/MANAGEMENT TEAM:**

Name	Title	Ownership %
Stewart Wangard	Chairman & CEO	NA