

**PRESS RELEASE/PUBLIC NOTICE – LOAN & FINANCE COMMITTEE**

**DATE:** June 14, 2016  
**TIME:** 2:00 p.m. (closed session)  
2:45 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. **Marwan LLC**  
**Yum LLC dba Yum! Yum! And Kwick Wok**  
4270-72 South Howell Avenue, Milwaukee, WI 53207  
**Loan Request: \$118,800**
2. **King's Fresh Market Group, LLC**  
2730 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212  
**Loan Request: \$140,000**
3. **Valentine Cafe, LLC**  
7971 South 6<sup>th</sup> Street, Oak Creek, WI 53154  
**Loan Request: \$150,000**
4. **Pilmaier & Dudley Properties, LLC**  
**Howard, Solochek & Weber, S.C.**  
1802 E. Howard Avenue, Milwaukee, WI 53207  
**Loan Request: \$169,600**
5. **Fatima of Wisconsin, LLC**  
**Milwaukee Import of Wisconsin, LLC**  
6001 North 77<sup>th</sup> Street, Milwaukee, WI 53218  
**Loan Request: \$200,000**
6. **Deborah T. Washington Learning Center, LLC**  
3002 W. Silver Spring Drive, Milwaukee, WI 53209  
**Loan Request: \$250,000**
7. **The Explorium Brewpub, LLC**  
5300 South 76<sup>th</sup> Street, Southridge Mall, Unit 1450A, Greendale, WI  
**Loan Request: \$250,000**
8. **Lil Dinks' and Bubbles Learning Center LLC**  
531 East Burleigh Street, Milwaukee, WI 53212  
**Loan Request: \$325,000**
9. **Other**

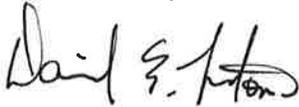
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The meeting will convene at the time indicated and immediately go into closed session for purposes of credit review and evaluation of the loan applications of the borrowers and operating companies identified above. Status reviews of existing loans 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 approximately 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: June 13, 2016

A handwritten signature in black ink, appearing to read "David E. Latona". The signature is fluid and cursive, with the first name "David" being the most prominent.

David E. Latona, President

[david.latona@medconline.com](mailto:david.latona@medconline.com)

414-269-1445



MILWAUKEE

LOAN & FINANCE COMMITTEE – June 14, 2016

I. **BORROWER/OPERATING COMPANY:** Marwan LLC / Yum LLC dba Yum! Yum! and Kwick Wok

II. **PROPOSED LOAN:**

Loan Amount	\$118,800	New Customer	Yes
Rate	5.25%	Start Up	No
Term/Amortization	3/15	Years in Existence	3
Aldermanic District	13	Primary Lender	Spring Bank

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

**Address:** 4270-72 S Howell Avenue, Milwaukee, WI 53207

**Contact:** Marwan Otallah (414) 688-6520

**Description:** Marwan LLC is seeking financing in the amount of \$118,800. The loan funds will be used to purchase a City of Milwaukee owned property located at 4270-72 S. Howell Avenue. In addition, funds will be used for renovations, and to purchase equipment for the restaurant. Yum LLC dba Yum! Yum! and Kwick Wok restaurant is currently located at 4125 S. Howell Avenue. The restaurant provides two menus, Chinese and Mediterranean entrees. The restaurant will relocate once the proposed project is completed.

<u>Sources</u>	<u>Amount</u>	<u>% of Total</u>
MEDC Loan	\$ 118,800	40.00%
Other	\$ 178,200	60.00%
	<u>\$ 297,000</u>	<u>100.00%</u>

<u>Uses</u>	
Purchase & Improvements	\$ 227,000
FF&E	\$ 70,000
	<u>\$ 297,000</u>

IV. **EMPLOYMENT:**

	Full-Time <u>(more than 30 hrs. per week)</u>	Part-Time <u>(less than 30 hrs. per week)</u>
Current	3	3
Estimated increase in jobs within two years:	3	3

V. **OWNERSHIP/MANAGEMENT TEAM:**

<b>Name</b>	<b>Title</b>	<b>Ownership %</b>
Marwan Otallah	Owner	100%



MILWAUKEE

LOAN & FINANCE COMMITTEE – June 14, 2016

I. BORROWER/OPERATING COMPANY: Kings’ Fresh Market Group, LLC or an Entity to Be Formed

II. PROPOSED LOAN:

Loan Amount	\$140,000	New Customer	No
Rate	5.25%	Start Up	Yes
Term/Amortization	3/20	Years in Existence	0
Aldermanic District	6	Primary Lender	Tri City National Bank

III. PROJECT DESCRIPTION / SUMMARY OF REQUEST:

Address: 2730 N. Dr. Martin Luther King Jr., Drive, Milwaukee, WI 53212

Contact: Mr. Bruce Martin (414) 349-4365

Description:

Kings’ Fresh Market Group, LLC (or an Entity to be Formed) is seeking financing in the amount of \$140,000 to assist with the purchase of the real estate located at 2730 N. Dr. Martin Luther King Jr. Drive. In addition, the loan funds will be used for renovations, purchase of equipment, and inventory to operate a grocery store which consists of 6,846 s.f. The real estate is currently owned by the City of Milwaukee which is the former Stella’s / Ponderosa restaurant.

Kings Fresh Market Group, LLC will offer traditional dry goods and grocery, fresh fruits, vegetables and deli with prepared hot foods with a focus on African American cuisine.

<u>Sources</u>	<u>Amount</u>	<u>% of Total</u>
MEDC Loan	\$ 140,000	40.00%
Other	\$ 210,000	60.00%
	<u>\$ 350,000</u>	<u>100.00%</u>

Uses

Purchase Real Estate & Improvements	\$ 150,000
Other	<u>\$ 200,000</u>
	<u>\$ 350,000</u>

IV. EMPLOYMENT:

	Full-Time <u>(more than 30 hrs. per week)</u>	Part-Time <u>(less than 30 hrs. per week)</u>
Current	0	0
Estimated increase in jobs within two years:	6	10

V. OWNERSHIP/MANAGEMENT TEAM:

Name	Title	Ownership %
Bruce L. Martin	Managing Member	51%
Tamora V. Martin	Member	49%



MILWAUKEE

LOAN & FINANCE COMMITTEE – June 14, 2016

I. BORROWER/OPERATING COMPANY: Valentine Café, LLC.

II. PROPOSED LOAN:

Loan Amount	\$150,000	New Customer	Yes
Rate	5.25%	Start Up	Yes
Term/Amortization	5 Yr. 7 Mo./5 Yr	Years in Existence	0
Aldermanic District	NA-County	Primary Lender	Park Bank

III. PROJECT DESCRIPTION / SUMMARY OF REQUEST:

**Address:** 7971 South 6<sup>th</sup> Street Oak Creek, WI 53154 **Contacts:** Robb Kashevarof and Joe Gilsdorf (414) 988 8018

**Description:** Valentine Café, LLC. is requesting \$150M in MEDC financing for the purchase of equipment and the leasehold improvements of a new café/restaurant to be located in the new Drexel Town Square development in Oak Creek. The project will be existing MEDC customer, Valentine Coffee Co, and owners Robb Kashevarof and Joe Gilsdorf's second business operation.

Sources	Amount	% of Total
MEDC Loan	\$ 150,000	26.79%
Other	\$ 410,000	73.21%
	<u>\$ 560,000</u>	<u>100.00%</u>

Uses

Equipment & Leasehold Improv.	<u>\$ 560,000</u>
	<u>\$ 560,000</u>

IV. EMPLOYMENT:

	Full-Time (more than 30 hrs. per week)	Part-Time (less than 30 hrs. per week)
Current	N/A	N/A
Estimated increase in jobs within two years:	11	15

V. OWNERSHIP/MANAGEMENT TEAM:

Name	Title	Ownership %
Robb Kashevarof	CEO/President	68.4%
Joe Gilsdorf	COO/Vice-President	31.6%



MILWAUKEE

LOAN & FINANCE COMMITTEE – June 14, 2016

**I. BORROWER/OPERATING COMPANY: Pilmaier & Dudley Properties, LLC/Howard, Solochek & Weber, S.C.**

**II. PROPOSED LOAN:**

Loan Amount	\$169,600	New Customer	Yes
Rate	5.25%	Start Up	No
Term/Amortization	5.5/20	Years in Existence	39
Aldermanic District	14	Primary Lender	Town Bank

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

**Address:** 1802 E. Howard Avenue, Milwaukee, WI 53207

**Contact:** Attorney Jonathan H. Dudley, 414-272-0763

**Description:** Pilmaier & Dudley Properties, LLC is purchasing a mixed used building located at 1802 E. Howard Avenue, Milwaukee, WI. Their operating company, Howard, Solochek and Weber S.C., is a law firm that will be the main tenant in the building. The new location will accommodate the new growth in their business.

Sources	Amount	% of Total
MEDC Loan	\$ 169,600	40.00%
Other	\$ 254,400	60.00%
	<u>\$ 424,000</u>	<u>100.00%</u>

**Uses**

Purchase	\$ 367,000
Renovations/Improvements	\$ 57,000
Total	\$424,000

**IV. EMPLOYMENT:**

	Full-Time (more than 30 hrs. per week)	Part-Time (less than 30 hrs. per week)
Current	9	1
Estimated increase in jobs within two years:	1	2

**V. OWNERSHIP/MANAGEMENT TEAM:**

Pilmaier & Dudley Properties, LLC		
Name	Title	Ownership %
Jonathan H. Dudley	Member	50
Jason R. Pilmaier	Member	50



MILWAUKEE

LOAN & FINANCE COMMITTEE – June 14, 2016

I. BORROWER/OPERATING COMPANY:

Fatima of Wisconsin, LLC/Milwaukee Import of Wisconsin, LLC

II. PROPOSED LOAN:

Loan Amount	\$200,000	New Customer	Yes
Rate	5.25%	Start Up	No
Term/Amortization	3/15	Years in Existence	3
Aldermanic District	2	Primary Lender	Tri City National Bank

III. PROJECT DESCRIPTION / SUMMARY OF REQUEST:

Address: 6001 N. 77<sup>th</sup> St., Milwaukee, WI 53218

Contact: Mohammad Amir (414) 585-0977

Description: A loan request for \$200,000 in conjunction with a loan from Tri City National Bank will be used for construction of 9,408 sq. ft. of additional warehouse space for Milwaukee Import of Wisconsin, LLC.

Sources	Amount	% of Total
MEDC Loan	\$ 200,000	40.00%
Other	\$ 300,000	60.00%
	<u>\$ 500,000</u>	<u>100.00%</u>
<b>Uses</b>		
Construction	<u>\$ 500,000</u>	
	<u>\$ 500,000</u>	

IV. EMPLOYMENT:

	Full-Time <u>(more than 30 hrs. per week)</u>	Part-Time <u>(less than 30 hrs. per week)</u>
Current	3	1
Estimated increase in jobs within two years:	3	2

V. OWNERSHIP/MANAGEMENT TEAM:

Name	Title	Ownership %
Mohammad Amir	Managing Member	100%



MILWAUKEE

LOAN & FINANCE COMMITTEE – June 14, 2016

I. **BORROWER/OPERATING COMPANY:** Deborah T. Washington Learning Center, LLC

II. **PROPOSED LOAN:**

Loan Amount	\$250,000	New Customer	Yes
Rate	5.25%	Start Up	No
Term/Amortization	3/20	Years in Existence	3
Aldermanic District	1	Primary Lender	MEDC

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

**Address:** 3002 W. Silver Spring Drive, Milwaukee, WI 53209

**Contact:** Yolanda Anderson (414) 461-1700

**Description:** Deborah T. Washington Learning Center LLC (DTWLC) or new entity to be formed is seeking financing to for purchase of real estate, repair of the roof and other improvements to the project property located at 3002 W. Silver Spring Drive. Deborah T. Washington Learning Center LLC is licensed to provide day care services to children from infancy up to 13 years of age.

<u>Sources</u>	<u>Amount</u>	<u>% of Total</u>
MEDC Loan	\$ 250,000	89.29%
Other	\$ 30,000	10.71%
	<u>\$ 280,000</u>	<u>100.00%</u>

Uses

Purchase & Repairs	\$ 280,000
	<u>\$ 280,000</u>

IV. **EMPLOYMENT:**

	Full-Time <u>(more than 30 hrs. per week)</u>	Part-Time <u>(less than 30 hrs. per week)</u>
Current	12	0
Estimated increase in jobs within two years:	4	3

V. **OWNERSHIP/MANAGEMENT TEAM:**

Name	Title	Ownership %
Yolanda Anderson	Owner/Administrator	100



MILWAUKEE

LOAN & FINANCE COMMITTEE – June 14, 2016

**I. BORROWER/OPERATING COMPANY: The Explorium Brewpub, LLC**

**II. PROPOSED LOAN:**

Loan Amount	\$250,000	New Customer	Yes
Rate	5.25%	Start Up	Yes
Term/Amortization	10yr / 10yr	Years in Existence	0
Aldermanic District	N/A - Greendale	Primary Lender	Peoples State Bank

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

**Address:** 5300 S. 76<sup>th</sup> Street, Unit 1450A, Southridge Mall, Greendale, WI 53129

**Contact:** Mike Doble – (813) 240-9455

**Description:** The Explorium Brewpub, LLC has requested a \$250,000 SBA 7a term loan to fund equipment purchases related to opening a new restaurant to be located in Southridge Mall.

<u>Sources</u>	<u>Amount</u>	<u>% of Total</u>
MEDC SBA 7a Loan	\$ 250,000	11.36%
Other	\$ 1,950,000	88.64%
	<u>\$ 2,200,000</u>	<u>100.00%</u>

Uses

Equipment, Leaseholds and Working Capi	<u>\$ 2,200,000</u>
	<u>\$ 2,200,000</u>

**IV. EMPLOYMENT: Anticipated New Jobs**

	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:	49	21

**V. OWNERSHIP/MANAGEMENT TEAM:**

<b>VI. Name</b>	<b>Title</b>	<b>Ownership %</b>
Mike Doble	Managing Member	70%
Robert Montemayor	Member	20%
Jose Luis Castillo	Member	10%



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LOAN & FINANCE COMMITTEE – June 14, 2016

I. **BORROWER:** Lil Dinks' and Bubbles Learning Academy LLC

II. **PROPOSED LOAN:**

Loan Amount	\$325,000	New Customer	Yes
Rate	5.25%	Start Up	No
Term/Amortization	3/20	Years in Existence	16
Aldermanic District	6	Primary Lender	MEDC

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

**Address:** 531 East Burleigh Street, Milwaukee, WI 53212

**Contact:** Deborah Morgan (414) 988-2004

**Description:**

Lil Dinks and Bubbles Learning Center LLC is seeking financing in the amount of \$325,000. The funds will be used to restructure short-term business debt that funded the purchase of real estate located at 531 E. Burleigh Street in August, 2015. The building consists of two stories with total gross area of 14,506 square feet. The majority of the second floor is used by the day care and a section of the second floor can be leased as event or community space for specific occasions. Lil Dinks' and Bubbles Learning Center LLC started in 2002 as a family day care. The new building allowed for two locations to be consolidated into one and accommodate growth.

<u>Sources</u>	<u>Amount</u>	<u>% of Total</u>
MEDC Loan	\$ 325,000	76.65%
Other	\$ 99,000	23.35%
	<u>\$ 424,000</u>	<u>100.00%</u>

Uses

Purchase	\$ 424,000
	<u>\$ 424,000</u>

IV. **EMPLOYMENT:**

	Full-Time <u>(more than 30 hrs. per week)</u>	Part-Time <u>(less than 30 hrs. per week)</u>
Current	16	2
Estimated increase in jobs within two years:	3	1

V. **OWNERSHIP/MANAGEMENT TEAM:**

<b>Name</b>	<b>Title</b>	<b>Ownership %</b>
Debra Morgan	Managing Member	50%
Tamara Collins	Member	50%