



PUBLIC NOTICE – LOAN & FINANCE COMMITTEE

DATE: May 12, 2015
TIME: 2:00 p.m. (closed session)
2:15 p.m. (open session)
PLACE: 757 N. Broadway, Suite 600, Conference Room 1 & 2, Milwaukee, WI 53202
(Committee members may be present via tdeconference)

AGENDA ITEMS

- 1. ENTITY TBD/K-3 CENTERLESS GRINDING LLC & MIDWEST PRECISION MACHINING INC.**
Address: 2737 S. 31st Street
Milwaukee, WI 53215
Loan Requests (MEDC): \$ 190,000
- 2. HISTORIC MITCHELL STREET RETAIL CENTER LLC/WORLDWIDE MARKET LLC**
Address: 1101 W. Historic Mitchell Street
Milwaukee, WI 53204
Loan Requests (MEDC): \$ 150,000
\$ 200,000
- 3. NEW CANAAN INTERNATIONAL ACADEMY, INC. & AMERSTATE UNIVERSITY, LTD.**
Address: 3587 S. 41st Street
Milwaukee, WI 53221
Loan Request (MEDC): \$ 195,000
- 4. ELDER SANCTUARY, LLC DBA GOOD HOPE CENTER**
Address: 7313 N. 76th Street
Milwaukee, WI 53223
Loan Request (MEDC): \$ 434,046
- 5. ENTITY TBD/ANTIQUES ON 2ND LLC**
Address: 1512 W. Pierce Street
Milwaukee, WI 53204
Loan Request (MEDC): \$ 600,000
- 6. INTEGRATED MAIL INDUSTRIES, LTD.**
Address: 3410 W. Hopkins Street
Milwaukee, WI 53217
Loan Request (MEDC): \$1,500,000
- 7. 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.

Timothy Sheehy
Chairman

David E. Latona
President

Milwaukee Economic Development Corporation
757 North Broadway Suite 600 Milwaukee, WI 53202
Telephone 414 269-1440 Fax 414 269-1466
medconline.com

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 11, 2015

By: David E. Latona, III
David E. Latona, President



MILWAUKEE

LOAN & FINANCE COMMITTEE – May 12, 2015

I. BORROWER/OPERATING COMPANY:

Entity TBD / K-3 Centerless Grinding LLC / Milwest Precision Machining, Inc.

II. PROPOSED LOAN:

Loan Amount	\$190,000	New Customer	Yes
Rate	5.25%	Start Up	No
Term/Amortization	5 / 20	Years in Existence	17
Aldermanic District	11	Primary Lender	First Bank Fin Ctr

III. PROJECT DESCRIPTION / SUMMARY OF REQUEST:

Address: 2737 S. 31st Street, Milwaukee, WI 53215 Contact: Walter Kowalczyk, 414-476-6455

Description: Walter Kowalczyk will form an entity to purchase commercial real estate located at 2737 South 31st Street in Milwaukee. Mr. Kowalczyk is purchasing the building to expand his two businesses, K- 3 Centerless Grinding LLC and Milwest Precision Machining, Inc.

Sources	Amount	% of Total
MEDC Loan	\$ 190,000	38.00%
Other	\$ 310,000	62.00%
	<u>\$ 500,000</u>	<u>100.00%</u>

Uses

Purchase Commerical Real Estate	\$ 450,000
Renovations/Improvements	\$ 50,000
	<u>\$ 500,000</u>

IV. EMPLOYMENT:

	Full-Time (more than 30 hrs. per week)	Part-Time (less than 30 hrs. per week)
Current	7	2
Estimated increase in jobs within two years:	4	2

V. OWNERSHIP/MANAGEMENT TEAM:

Company Name		
Name	Title	Ownership %
Walter Kowalczyk	Member	100%



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LOAN & FINANCE COMMITTEE – May 12, 2015

I. BORROWER/OPERATING COMPANY: New Canaan International Academy, Inc. and Amerstate University, Ltd. (Co-Borrowers)

II. PROPOSED LOAN:

Loan Amount	\$195,000	New Customer	Yes
Rate	5.25%	Start Up	No
Term/Amortization	90 Day Interest Only	Years in Existence	10
Aldermanic District	11	Primary Lender	Park Bank

III. PROJECT DESCRIPTION / SUMMARY OF REQUEST:

Address: 3587 South 41st Street Milwaukee, WI 53221 **Contact:** Jason Cho (262) 635-0614

Description: New Canaan International Academy, Inc. and Amerstate University, Ltd. (Co-Borrowers) requested short term financing from MEDC to purchase a property to house New Canaan International Academy, a new charter school for international students located on Milwaukee’s Southside.

<u>Sources</u>	<u>Amount</u>	<u>% of Total</u>
MEDC Loan	\$ 195,000	41.05%
Other	\$ 280,000	58.95%
	<u>\$ 475,000</u>	<u>100.00%</u>

Uses

Purchase Commercial Real Estate	\$ 375,000
Improvements	\$ 100,000
	<u>\$ 475,000</u>

IV. EMPLOYMENT:

	Full-Time (more than 30 hrs. per week)	Part-Time (less than 30 hrs. per week)
Current	3	3
Estimated increase in jobs within two years:	10	5

V. OWNERSHIP/MANAGEMENT TEAM:

Company Name		
Name	Title	Ownership %
Jason Cho	President	100%



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LOAN & FINANCE COMMITTEE – May 12, 2015

I. BORROWER: Historic Mitchell Street Retail Center LLC/Worldwide Market LLC

II. PROPOSED LOAN:

Loan Amount	\$350,000	New Customer	Yes
Rate	5.25%	Start Up	Yes
Term/Amortization	7/7	Years in Existence	0
Aldermanic District	15	Primary Lender	Community Bank & Trust

III. PROJECT DESCRIPTION / SUMMARY OF REQUEST:

Address: 1101 W. Historic Mitchell Street Contact: Obiora Obi-(414) 788-7705

Description: Historic Mitchell Street Retail Center LLC is seeking financing in the amount of \$373,084 to complete leasehold improvements and provide some working capital for Worldwide Market LLC.

The project is the former location of a Walgreens store and will open as a full service specialty grocery store. The store will feature both traditional and specialty grocery items for the target market surrounding Mitchell Street.

Sources	Amount	% of Total
MEDC Loan	\$ 350,000	25.53%
Other	\$ 1,021,000	74.47%
	<u>\$ 1,371,000</u>	<u>100.00%</u>

Uses

Purchase Real Estate	\$ 650,000
Leasehold Improvements	\$ 423,084
Working Capital	\$ 100,000
Equipment/Inventory	\$ 153,916
Soft Cost/Closing Cost	\$ 44,000
	<u>\$ 1,371,000</u>

IV. EMPLOYMENT:

	Full-Time (more than 30 hrs. per week)	Part-Time (less than 30 hrs. per week)
Current	1	0
Estimated increase in jobs within two years:	20	20

V. OWNERSHIP/MANAGEMENT TEAM:

Company Name		
Name	Title	Ownership %
Obiora Obi	Member	100%



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LOAN & FINANCE COMMITTEE – May 12, 2015

I. BORROWER/OPERATING COMPANY: Elder Sanctuary, LLC dba Good Hope Center

II. PROPOSED LOAN:

Loan Amount	\$434,046.00	New Customer	Yes
Rate	5.25%	Start Up	No
Term/Amortization	5/20	Years in Existence	4
Aldermanic District	9	Primary Lender	Spring Bank

III. PROJECT DESCRIPTION / SUMMARY OF REQUEST:

Address: 7313 N. 76th Street/ Contact: Lamont Thao (715) 203-5837

Description:

Elder Sanctuary LLC dba Good Hope Center is seeking financing in the amount of \$434,046 to assist with the purchase and improvements of the commercial property located at 7323 N. 76th Street. The property is 26,316 s.f. and will be set up as a multi-purpose building and will be used for funeral services and a banquet hall with a focus on the Hmong community but not limited to the Hmong community. Elder Sanctuary LLC will also provide transportation services for elderly and disabled individuals with limited mobility to doctors' appointments.

Sources	Amount	% of Total
MEDC Loan	\$ 434,046	40.00%
Other	\$ 651,070	60.00%
	\$ 1,085,116	100.00%

Uses

Purchase Real Estate	\$ 900,000
Improvements	\$ 185,116
	\$ 1,085,116

IV. EMPLOYMENT:

	Full-Time (more than 30 hrs. per week)	Part-Time (less than 30 hrs. per week)
Current	8	5
Estimated increase in jobs within two years:	3	4

V. OWNERSHIP/MANAGEMENT TEAM:

Company Name		
Name	Title	Ownership %
Samantha Thao	Member	33.33%
Jordan Thao	Member	33.33%
Joshua Thao	Member	33.33%



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LOAN & FINANCE COMMITTEE – May 12, 2015

I. BORROWER/OPERATING COMPANY:

Entity TBD / Antiques on 2nd LLC

II. PROPOSED LOAN:

Loan Amount	\$600,000	New Customer	Yes
Rate	5.25%	Start Up	No
Term/Amortization	5.5 yrs / 20 yrs	Years in Existence	5
Aldermanic District	12	Primary Lender	Marine Bank

III. PROJECT DESCRIPTION / SUMMARY OF REQUEST:

Address: 1512 W. Pierce Street, Milwaukee Contact: Brian Belli (414) 839-8826

Description: Antiques on 2nd LLC and an Entity TBD are requesting financing to support the relocation of Antiques on 2nd due to the sale of the building it currently operates out of. The business is purchasing commercial real estate located at 1512 W. Pierce Street in Milwaukee. The new facility is roughly 71,000 s.f. with approximately 60% of the space to be used by the antique mall / consignor business. The remaining space will be rented by non-related businesses. The new building will allow for overall growth of the antique business and will have a similar feel to the current space as it will occupy multiple floors in the Pierce Street property. The new facility also offers some off street parking for patrons. Marine Bank is providing first mortgage financing.

Sources	Amount	% of Total
MEDC Loan	\$ 600,000	41.96%
Other	\$ 830,000	58.04%
	<u>\$ 1,430,000</u>	<u>100.00%</u>

Uses	Amount
Bldg/Pkg Lot Purchase	\$ 790,000
Renovations / Improvements	\$ 640,000
	<u>\$ 1,430,000</u>

IV. EMPLOYMENT:

	Full-Time (more than 30 hrs. per week)	Part-Time (less than 30 hrs. per week)
Current	3	1
Estimated increase in jobs within two years:	5	7

V. OWNERSHIP/MANAGEMENT TEAM:

Entity TBD & Antiques on 2 nd , LLC		
Name	Title	Ownership %
Cheryl Belli	Member	51
Brian Belli	Member	49



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LOAN & FINANCE COMMITTEE – MAY 12, 2015

I. BORROWER/OPERATING COMPANY: Integrated Mail Industries, Ltd.

II. PROPOSED LOAN:

Loan Amount	\$1,500,000	New Customer	Yes
Rate	5.25%	Start Up	No
Term/Amortization	7.5 / 7	Years in Existence	28
Aldermanic District	1	Primary Lender	N/A

III. PROJECT DESCRIPTION / SUMMARY OF REQUEST:

Address: 3410 W. Hopkins St. Milwaukee, WI 53217 **Contact:** Bruce Arbit (414) 961-6401

Description: Integrated Mail Industries, Ltd. is requesting financing from MEDC that will assist in repositioning the company's balance sheet by refinancing short term notes against long term assets. The company will benefit with improved cash flow as well as funds for working capital and new equipment purchases. The company has been in business since 1987 and is looking at growth opportunities in its core business of providing commercial printing and mailing services.

<u>Sources</u>	<u>Amount</u>	<u>% of Total</u>
MEDC Loan	\$ 1,500,000	100.00%
	<u>\$ 1,500,000</u>	<u>100.00%</u>

<u>Uses</u>	
Refinance Existing Debt	\$ 1,091,639
Working Capital/Equipment	\$ 408,361
	<u>\$ 1,500,000</u>

IV. EMPLOYMENT:

	Full-Time (more than 30 hrs. per week)	Part-Time (less than 30 hrs. per week)
Current	92	3
Estimated increase in jobs within two years:	20-25	2

V. OWNERSHIP/MANAGEMENT TEAM:

Company Name		
Name	Title	Ownership %
Bruce Arbit	President	50%
Charles Pruitt	Secretary	50%
David Ludowissi	COO	---