



PUBLIC NOTICE – LOAN & FINANCE COMMITTEE

DATE: November 10, 2015
TIME: 2:00 p.m. (closed session)
2:30 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. THIRD SPACE BREWING LLC**
Address: 1505 W. St. Paul Avenue
Milwaukee, WI 53233
Loan Request (MEDC): \$ 150,000
- 2. CREAM CITY YARDS, LLC**
Address: 1505 W. St. Paul Avenue
Milwaukee, WI 53233
Loan Requests (MEDC): \$ 325,000
- 3. MAAR ENTERPRISES, LLC/LUMA HEALTHCARE, INC./MEDICAL GENETICS INSTITUTE, S.C./ELJA, INC.**
Address: 1626 W. Fond du lac Avenue
Milwaukee, WI 53205
Loan Request (MEDC): \$ 331,000
- 4. MONTE HOLDINGS, LLC/MONTE ENTERPRISES**
Address: 3101 S. 13th Street
Milwaukee, WI 53215
Loan Request (MEDC): \$ 380,000
- 5. JOCA PROPERTIES, LLC**
Address: 2535 S. Kinnickinnic Avenue
Milwaukee, WI 53207
Loan Request (MEDC): \$ 380,000
- 6. 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: November 9, 2015

By: 
David E. Latona, President

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

I. BORROWER/OPERATING COMPANY: Third Space Brewing, LLC.

II. PROPOSED LOAN:

Loan Amount	\$150,000	New Customer	Yes
Rate	5.25%	Start Up	Yes
Term/Amortization	3/7	Years in Existence	0
Aldermanic District	4	Primary Lender	First Bank Financial Centre

III. PROJECT DESCRIPTION / SUMMARY OF REQUEST:

Address: 1505 West St. Paul Avenue Milwaukee, WI 53233 **Contact:** Kevin Wright (608) 235-3933

Description: Third Space Brewing, LLC (“TSB”) is requesting \$150,000 in financing from MEDC to fund leasehold improvements and purchase equipment and barrels for their new brewery operations located at 1505 West St. Paul Avenue Milwaukee, WI 53233.

Sources	Amount	% of Total
MEDC Loan	\$ 150,000	9.50%
Other	\$ 1,429,000	90.50%
	<u>\$ 1,579,000</u>	<u>100.00%</u>

Uses	Amount
Leasehold Improvements	\$ 121,000
Equipment Purchases	\$ 1,023,000
Working Capital	\$ 435,000
	<u>\$ 1,579,000</u>

IV. EMPLOYMENT:

	Full-Time (more than 30 hrs. per week)	Part-Time (less than 30 hrs. per week)
Current	2	6
Estimated increase in jobs within two years:	5	11

V. OWNERSHIP/MANAGEMENT TEAM:

Name	Title	Ownership %
Kevin Wright	Owner/Brew Master	51%
ATG/AB	Management/Members	49%



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I. BORROWER/OPERATING COMPANY: Cream City Yards, LLC.

II. PROPOSED LOAN:

Loan Amount	\$325,000	New Customer	Yes
Rate	5.25%	Start Up	Yes
Term/Amortization	3/20	Years in Existence	0
Aldermanic District	4	Primary Lender	BMO Harris

III. PROJECT DESCRIPTION / SUMMARY OF REQUEST:

Address: 1505 West St. Paul Avenue Milwaukee, WI 53233 **Contact:** Steve Looft (414) 467-4781

Description: Cream City, LLC is requesting \$325,000 in financing from MEDC for the renovation of the project property located at 1505 West St. Paul Avenue Milwaukee, WI 53233. The dormant property, which has been vacant for approximately 20 years, will be refurbished and leased to Third Space Brewery, LLC.

Sources	Amount	% of Total
MEDC Loan	\$ 325,000	27.66%
Other	\$ 850,000	72.34%
	<u>\$ 1,175,000</u>	<u>100.00%</u>

Uses

Land Acquisition	\$ 250,000
Construction/Renovations	\$ 925,000
	<u>\$ 1,175,000</u>

Jobs created from tenant, Third Space Brewing.

	Full-Time (more than 30 hrs. per week)	Part-Time (less than 30 hrs. per week)
Current	2	6
Estimated increase in jobs within two years:	5	11

IV. OWNERSHIP/MANAGEMENT TEAM:

Name	Title	Ownership %
Rick Read	Managing Member	20%
Cindy Read	Member	20%
Dan Read	Member	20%
Don Read	Member	20%
Steve Looft	Managing Member	20%



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LOAN & FINANCE COMMITTEE – Nov 10, 2015

- I. **BORROWER: MAAR Enterprises, LLC**
OPERATING COMPANIES: Luma Healthcare, Inc.
Medical Genetics Institute, S.C.
ELJA Inc.

II. **PROPOSED LOAN:**

Loan Amount	\$331,000.00	New Customer	Yes
Rate	5.25%	Start Up	No
Term/Amortization	3/20	Years in Existence	15
Aldermanic District	15	Primary Lender	Spring Bank

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

Address: 1626 W. Fond du Lac Ave., Milwaukee, WI

Contact: Andres Elejalde 414-208-7860

Description: MAAR Enterprises, LLC is purchasing an office building located 1626 W. Fond du Lac Avenue, Milwaukee, WI. The new property will allow affiliated operating companies Luma Healthcare, Inc., Medical Genetics Institute, S.C. and ELJA, Inc. will be the tenants in the building.

<u>Sources</u>	<u>Amount</u>	<u>% of Total</u>
MEDC Loan	\$ 331,000	40.02%
Other	\$ 496,000	59.98%
	<u>\$ 827,000</u>	<u>100.00%</u>
 <u>Uses</u>		
Purchase	\$ 439,000	
Improvements/Renovations	\$ 388,000	
Total	<u>\$ 827,000</u>	

IV. **EMPLOYMENT:**

	Full-Time <u>(more than 30 hrs. per week)</u>	Part-Time <u>(less than 30 hrs. per week)</u>
Current	13	3
Estimated increase in jobs within two years:	7	2

V. **OWNERSHIP/MANAGEMENT TEAM:**

MAAR Enterprises, LLC & ELJA, Inc.		
Name	Title	Ownership %
Rafael Elejalde	Member	50
Maria Elejalde	Member	50

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Medical Genetics Institute, Inc.		
Name	Title	Ownership %
Rafael Elejalde	Member	100

Luma Healthcare, Inc.		
Name	Title	Ownership %
Rafael & Maria Elejalde	President / Exec. VP	78
Andres & Juliana Elejalde	VP / Secretary	22



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LOAN & FINANCE COMMITTEE – Nov 10th, 2015

I. BORROWER/OPERATING COMPANY: Monte Holdings, LLC. (Borrower)
Monte Enterprises (Operating Company)

II. PROPOSED LOAN:

Loan Amount	\$380,000	New Customer	Yes
Rate	5.25%	Start Up	No
Term/Amortization	3/20	Years in Existence	6
Aldermanic District	14	Primary Lender	Tri-City National Bank

III. PROJECT DESCRIPTION / SUMMARY OF REQUEST:

Address: 3101 South 13th Street Milwaukee, WI 53215 **Contact:** Robert Montemayor (414) 788-5931

Description: Monte Holdings, LLC. is purchasing the property at 3101 South 13th Street Milwaukee, WI 53215. Monte Holdings, LLC's owner, Mr. Robert Montemayor, owns Monterrey Market, a Hispanic grocery store on Milwaukee's South side. Given Monterrey Market's consistent growth over the past 5 years, Mr. Montemayor is looking to purchase a property near the grocery store for additional storage as well as a commercial kitchen. The property purchase will also allow Monterrey Market to expand its private brand offerings as well as its catering business.

<u>Sources</u>	<u>Amount</u>	<u>% of Total</u>
MEDC Loan	\$ 380,000	40.00%
Other	\$ 570,000	60.00%
	<u>\$ 950,000</u>	<u>100.00%</u>

<u>Uses</u>	
Property Purchase/Renovations	\$ 950,000
	<u>\$ 950,000</u>

IV. EMPLOYMENT:

	Full-Time (more than 30 hrs. per week)	Part-Time (less than 30 hrs. per week)
Current	24	10
Estimated increase in jobs within two years:	3	3

V. OWNERSHIP/MANAGEMENT TEAM: Monte Holdings, LLC.

Name	Title	Ownership %
Robert Montemayor	Owner-President	100%



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LOAN & FINANCE COMMITTEE – Nov. 10, 2015

I. BORROWER/OPERATING COMPANY: JOCA Properties, LLC

II. PROPOSED LOAN:

Loan Amount	\$380,000	New Customer	Yes
Rate	5.25%	Start Up	Yes
Term/Amortization	5yr/20yr	Years in Existence	0
Aldermanic District	14	Primary Lender	Burling Bank

III. PROJECT DESCRIPTION / SUMMARY OF REQUEST:

Address: 2535 South Kinnickinnic Avenue, Milwaukee, WI 53207

Contact: Charles Bailey (414)585-0888

Description: Charles Bailey and Joseph Partipilo, owners of JOCA Properties, LLC are requesting financing for the purchase and remodel of the property located at 2535 S. Kinnickinnic Ave in Bayview. JOCA Properties LLC will operate a bed and breakfast with 7 rooms and lease out space for a restaurant in the Bayview neighborhood.

<u>Sources</u>	<u>Amount</u>	<u>% of Total</u>
MEDC Loan	\$ 380,000	40.00%
Other	\$ 570,000	60.00%
	<u>\$ 950,000</u>	<u>100.00%</u>

<u>Uses</u>	<u>Amount</u>
Purchase	\$ 400,000
Renovations	\$ 335,450
Equipment & Other costs	\$ 214,550
	<u>\$ 950,000</u>

IV. EMPLOYMENT:

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

V. OWNERSHIP/MANAGEMENT TEAM:

JOCA Properties LLC		
Name	Title	Ownership %
Charles Bailey	Owner	50%
Joseph Partipilo	Owner	50%