



Redevelopment Authority

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Special Meeting

Agenda

Monday, December 1, 2014	6:00 PM	De Pere City Hall Council Chambers
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Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Redevelopment Authority** of the City of De Pere will be held on **December 1, 2014 at 6:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

Call to Order

1. Roll Call.
2. Minutes Approval.

August 25, 2014 joint meeting of the Plan Commission and the Redevelopment Authority.

September 16, 2014 joint meeting of the Common Council and the Redevelopment Authority.

October 7, 2014 joint meeting of the Common Council and the Redevelopment Authority.

October 21, 2014 joint meeting of the Common Council and the Redevelopment Authority.

November 5, 2014 joint meeting of the Common Council and the Redevelopment Authority.

3. Review Facade Grant receipts for 365 Main Av. Applicant: Saks Holdings. *
4. Review Facade Grant receipts for 123 S Broadway. Applicant: Saks Holdings.*
5. Future agenda items.

Adjournment

*** Items with an asterisk require City Council approval.**

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by Noon, Monday December 1st, 2014 so that arrangements can be made.

AGENDA SENT TO:

Redevelopment Authority Members
Alderspersons
Department Heads
News Media
Brown County Library, De Pere Branch
De Pere Area Chamber of Commerce
Definitely De Pere
Saks Holdings, LLC



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: December 1, 2014

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

SUBJECT: August 25, 2014 joint meeting of the Plan Commission and the Redevelopment Authority.

ATTACHMENTS:

- RDA_Aug2014_Minutes_Draft (PDF)



Redevelopment Authority

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Draft Minutes

Monday, August 25, 2014

7:00 PM

De Pere City Hall Council Chambers

This is a joint meeting of the Plan Commission and the Redevelopment Authority.

Call to Order

The meeting was called to order at 7:00 PM by Board Member Jerry Henrigillis

Attendee Name	Title	Status	Arrived
Julie Van Straten	Board Member	Present	
Jerry Henrigillis	Board Member	Present	
Bill Koms	Board Member	Present	
John Nusbaum	Board Member	Excused	
William Patzke	Board Member	Excused	
Ted Penn	Board Member	Excused	
Joe Van Deurzen	Board Member	Present	

Joe Van Deurzen motioned, seconded by Bill Koms, to elect Jerry Henrigillis as chair pro tem. Upon vote, motion carried unanimously.

2. Approval of the minutes of the July 28, 2014 Redevelopment Authority meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joe Van Deurzen, Board Member
SECONDER:	Bill Koms, Board Member
AYES:	Van Straten, Henrigillis, Koms, Nusbaum, Van Deurzen
EXCUSED:	William Patzke, Ted Penn

3. Review the final design option for the Nicolet Square Parking Mall. *

Ken Pabich provided an overview of the design process. The city's 2010 Master Plan provided a vision for the downtown, and Nicolet Square was one of the areas targeted for future redevelopment. The city has been working with SAA Design Group to create several potential design options. The full document plan will not be approved tonight; Ken hopes to have the preferred concept approved and forwarded to City Council. SAA would then work specifically to develop that option to 30% completion; at that point the City's Engineering Department would begin the process of soliciting bids.

Aaron Williams, landscape architect with SAA, summarized the highlights of the draft plan document. SAA met with a stakeholder group organized by the City, and has conducted a public meeting as well as interviews with business owners. Aaron stated that the downtown's parking issues will not be solved with this project; however the redevelopment will help with business retention and customer attraction. To alleviate parking issues in the short term, SAA is recommending that interim solutions such as permits issued, time limits, employee parking arrangements, etc. be studied as well.

Jared Schmidt, civil engineer with Robert E. Lee & Associates, reviewed stormwater improvements that will be included in the project.

Mayor Walsh motioned, seconded by James Boyd, to open the meeting for public comments. Upon vote, motion carried unanimously.

Ron Manning, 345 Main Av., expressed concern about potential loss of private property and parking, as well as issues with privacy, lighting, and safety.

Andy Krans, 365 Main Av., commended Ken Pabich, Definitely De Pere, and SAA for their work on the project. He spoke in favor of addressing the garbage storage and collection issue immediately.

Alyson Watson, director of Definitely De Pere, spoke in favor of the design option that removes the band of parking behind the Main Av. businesses, which would open the space and help De Pere businesses stay competitive.

Tom Gavic, 301 Main Av., expressed support for the project and encouraged the city to find solutions to the garbage and parking situations now.

Mary Alexis Pfutzenreuter, 345 Main Av., spoke in favor of resolving the parking and garbage situations. She also urged SAA to consider more softscaping vs. hardscaping in their design plan, which would reduce stormwater runoff.

Mayor Walsh motioned, seconded by Joe Van Deurzen, to return to regular order. Upon vote, motion carried unanimously.

Ken Pabich then addressed the public comments. The plan document shows potential areas that the city could acquire from private ownership; this would only happen with the agreement of affected owners. The plan document includes alternatives if this option does not materialize. The preferred design option can still be developed even if certain parts change. Ken acknowledged that parking loss is a huge issue for all owners; the intent is to find a balance that creates something unique for the west side of downtown. He stated that in the meetings that were held, most owners expressed a willingness to give up some parking to make the project happen. Ken also stated that lighting would be addressed as part of the 30% plan.

In summary, the city is looking for support from the RDA and Plan Commission for Design option 2A. The plan is NOT being adopted tonight and can still change as it moves forward. Jerry Henrigillis motioned, seconded by Julie Van Straten, to recommend approval of design option 2A and forward to City Council. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jerry Henrigillis, Board Member
SECONDER:	Julie Van Straten, Board Member
AYES:	Van Straten, Henrigillis, Koms, Nusbaum, Van Deurzen
EXCUSED:	William Patzke, Ted Penn

Adjournment

Joe Van Deurzen motioned, seconded by Jerry Henrigillis, to adjourn the meeting at 8:00 PM.

Respectfully submitted,
Carey Danen



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: December 1, 2014

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

SUBJECT: September 16, 2014 joint meeting of the Common Council and the Redevelopment Authority.

ATTACHMENTS:

- RDA_Sept2014_Minutes_Joint_Council (PDF)



Common Council and Redevelopment Authority 335 South Broadway

Special Meeting

De Pere, WI 54115
<http://www.de-pere.org>

Draft Minutes

Tuesday, September 16, 2014

7:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 7:00 PM by Mayor Michael J. Walsh

Attendee Name	Title	Status	Arrived
Ted Penn	Board Member	Present	
Bill Komsi	Board Member	Present	
John Nusbaum	Board Member	Present	
Jerry Henrigillis	Board Member	Excused	
Joe Van Deurzen	Board Member	Present	
William Patzke	Board Member	Present	
Julie Van Straten	Board Member	Present	
Kevin Bauer	Aldersperson	Present	
James Boyd	Aldersperson	Present	
Scott Crevier	Aldersperson	Present	
Michael Donovan	Aldersperson	Present	
Jim Kneiszel	Aldersperson	Present	
Larry Lueck	Aldersperson	Present	
Lisa Rafferty	Aldersperson	Present	
Dean Raasch	Aldersperson	Present	
Michael J. Walsh	Mayor	Present	

Also present: City Planning Director Ken Pabich, City Attorney Judith Schmidt-Lehman, and members of the public.

This item for RDA consideration only:

2. Review of redetermination and amended project plan for Tax Increment Finance District #7.

Ken Pabich provided background on TIF district #7, and outlined the city's goals. Legislation has been passed which allows the city to apply for a redetermination of the base value of the TID if the value drops by 10% or more for two consecutive years. The city is also proposing an amendment to the plan to update potential projects to model the downtown master plan more closely. Discussion followed regarding assessed values of properties within the district. Ken confirmed that the redetermination would not change property assessments.

3. Resolution RDA14-02, Approving Amendment to the Redevelopment Plan for the East Side Business District Redevelopment Project, City of De Pere, Wisconsin.

Joe Van Deurzen motioned, seconded by Bill Komsi, to approve the resolution. Upon vote by Redevelopment Authority members, motion carried unanimously.

This item for joint consideration by RDA and Common Council:

4. Discussion of status of redevelopment agreement between the City of De Pere, the Redevelopment Authority and Centerville LLC (MAC Dental).

Ken Pabich provided a brief summary on the status of the agreement, which was initiated and approved by the Redevelopment Authority and Common Council in June of 2008. In 2013, the agreement was amended to extend the project commencement deadline to September 1, 2014.

Alderson Donovan motioned on behalf of the Council, seconded by Alderson Kneiszel, to open the meeting for public comments. Upon vote, motion carried unanimously. Bill Patzke then motioned on behalf of the RDA, seconded by Joe Van Deurzen, to open the meeting. Upon vote, motion carried unanimously.

Thomas Olejniczak, an attorney representing Centreville LLC, came forward to address the group. He provided a summary of the work that has been done in an attempt to secure tenants for the project. He reported that his clients are requesting a deadline extension until December 15th.

Alderson Rafferty motioned on behalf of the Council, seconded by Alderson Donovan, to return to regular order. Upon vote, motion carried unanimously. Julie Van Straten then motioned on behalf of the RDA, seconded by Joe Van Deurzen, to return to regular order. Upon vote, motion carried unanimously.

Alderson Bauer motioned on behalf of the Council, seconded by Alderson Donovan, to enter into closed session. Upon vote, motion carried unanimously. Joe Van Deurzen then motioned on behalf of the RDA, seconded by Bill Komsa, to enter into closed session. Upon vote, motion carried unanimously.

Alderson Bauer motioned, seconded by Alderson Raasch, to reconvene the Council in open session. Joe Van Deurzen then motioned, seconded by John Nusbaum, to reconvene the RDA in open session.

Alderson Boyd motioned, seconded by Alderson Crevier, to authorize city staff to send notice of default to Centreville LLC. Upon vote, motion carried unanimously.

Bill Patzke motioned, seconded by John Nusbaum, to approve the City Council motion. Upon vote, motion carried unanimously.

5. Future agenda Items.

None.

Adjournment

Bill Patzke motioned, seconded by John Nusbaum, to adjourn the Redevelopment Authority meeting at 8:20 PM. Mayor Walsh motioned, seconded by Alderson Rafferty, to adjourn the joint portion of the Common Council meeting at 8:20 PM.

Respectfully submitted,

Carey Danen



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: December 1, 2014

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

SUBJECT: October 7, 2014 joint meeting of the Common Council and the Redevelopment Authority.

ATTACHMENTS:

- RDA_Oct07_Minutes_Joint_Council (PDF)



Redevelopment Authority

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Special Meeting

Draft Minutes

Tuesday, October 7, 2014

8:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 7:55 PM by Board Member Ted Penn

Attendee Name	Title	Status	Arrived
Julie Van Straten	Board Member	Present	
Jerry Henrigillis	Board Member	Excused	
Bill Komsi	Board Member	Present	
John Nusbaum	Board Member	Present	
William Patzke	Board Member	Excused	
Ted Penn	Board Member	Present	
Joe Van Deurzen	Board Member	Present	

This item for joint consideration by RDA and Common Council:

1. Discussion of status of redevelopment agreement between the City of De Pere, the Redevelopment Authority and Centre Ville LLC (MAC Dental).
John Nusbaum motioned, seconded by Joe Van Deurzen, to enter into closed session at 8:03 PM. Upon vote, motion carried unanimously. Julie Van Straten motioned, seconded by Joe Van Deurzen, to return to open session at 8:26 PM.

Adjournment

Julie Van Straten motioned, seconded by John Nusbaum, to adjourn the meeting at 8:27 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: December 1, 2014

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

SUBJECT: October 21, 2014 joint meeting of the Common Council and the Redevelopment Authority.

ATTACHMENTS:

- RDA_Oct21_Minutes_Joint_Council (PDF)



Redevelopment Authority

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Special Meeting

Draft Minutes

Tuesday, October 21, 2014

8:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 8:32 PM by Board Member Ted Penn

Attendee Name	Title	Status	Arrived
Julie Van Straten	Board Member	Present	
Jerry Henrigillis	Board Member	Excused	
Bill Komsi	Board Member	Present	
John Nusbaum	Board Member	Excused	
William Patzke	Board Member	Present	
Ted Penn	Board Member	Present	
Joe Van Deurzen	Board Member	Present	

This item for joint consideration by RDA and Common Council:

2. Discussion of status of redevelopment agreement between the City of De Pere, the Redevelopment Authority and Centre Ville LLC (MAC Dental).

Bill Komsi motioned, seconded by Bill Patzke, to enter into closed session at 8:32 PM. Upon vote, motion carried unanimously.

Julie Van Straten motioned, seconded by Bill Patzke, to return to open session at 8:58 PM. Upon vote, motion carried unanimously.

Adjournment

Julie Van Straten motioned, seconded by Bill Komsi, to adjourn the meeting at 8:59 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: December 1, 2014

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

SUBJECT: November 5, 2014 joint meeting of the Common Council and the Redevelopment Authority.

ATTACHMENTS:

- RDA_Nov05_Minutes_Joint_Council (PDF)



Redevelopment Authority

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Special Meeting

Draft Minutes

Wednesday, November 5, 2014

8:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 8:00 PM by Board Member Ted Penn

Attendee Name	Title	Status	Arrived
Julie Van Straten	Board Member	Present	
Jerry Henrigillis	Board Member	Excused	
Bill Komsi	Board Member	Present	
John Nusbaum	Board Member	Present	
William Patzke	Board Member	Excused	
Ted Penn	Board Member	Present	
Joe Van Deurzen	Board Member	Present	

This item for joint consideration by RDA and Common Council:

2. Status of redevelopment agreement between the City of De Pere, the Redevelopment Authority and Centre Ville LLC (MAC Dental).

Gary Noble and Tom Murphy of Center Ville, LLC came forward and updated the Council on what had been done in the 45 days since receiving the letter of default from the City. They explained the change in their vision for the development and the different concepts they are considering and requested more time from the Council. Discussion with Council followed.

Julie Van Straten motioned, seconded by Bill Komsi, to enter into closed session at 10:11 p.m.. Upon vote, motion carried unanimously.

Joe Van Deurzen motioned, seconded by Bill Komsi, to return to open session at 11:27 p.m.. Upon vote, motion carried unanimously.

Adjournment

Julie Van Straten motioned, seconded by Joe Van Deurzen, to adjourn the meeting at 11:27 p.m.. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: December 1, 2014

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

SUBJECT: Review Facade Grant receipts for 365 Main Av. Applicant: Saks Holdings. *

ATTACHMENTS:

- RDA_Staff_Dec_2014_365 Main (PDF)
- 365 Main Rec (PDF)

Item #3: Review Facade Grant receipts for 365 Main Av. Applicant: Saks Holdings.

The façade grant for 365 Main Av was approved by the RDA in May 2014 for the south elevation. The façade grant was approved up to the maximum \$10,000. The owner has completed the back of the building and has submitted receipts.

The owner provided copies of the receipts and staff met with the owner to review all of the items. After making some adjustments the following invoices qualify for the façade program:

365 Main	
C&C	\$1,875.00
Creative Sign	\$395.63
Blindauer	\$4,920.00
Big 10	\$3,439.72
Lakeland Door	\$2,973.00
Menards	\$1,168.63
CEC	\$165.64
Total Invoices	\$14,937.62
 4-1 Match:	 \$3,734.41

The project qualifies for a grant of \$3,734.41.

Recommendation:

Staff would like to thank the owner for their investment into the downtown. Staff would recommend approval of the receipts and that the request be forwarded to the Finance Committee and Common Council for approval.

City of DePere
335 South Broadway
DePere, WI. 54115
Fax: 920/339-4049
Web: <http://www.de-pere.org>

Saks Holdings, LLC
Manager: Andrew Krans
941 Lawton Place
Depere, WI. 54115
920-371-5032
Atkrans@gmail.com

Atten: City of DePere Redevelopment Authority / Mr. Ken Pabich
Location:
365 Main Ave. (Rear Parking Lot Facing)

Approved: Facade Grant Application for 365 Main Ave dated: May 28, 2014

Total Costs: \$14,752.05
Cost of work completed: \$14,752.05

Awaiting final invoices from: C&C Electrical for electrical work for exterior lighting & Egress exterior lighting. Total \$1,875.00

2015: Restore and clean up Main Ave. and South facing side of building. Landscaping to be started and completed in 2015 for space in front of entrances ways in rear of building. Working with Lance Abts, Landscape Artisans, to create green space that also works with proposed Nicolet Square approved design drawings. Also looking forward to working with the City of DePere regarding property lines and future agreements / transfer of property/ working agreement for area in parking lot.

Attached: All receipts regarding work for facade work.

Notes: Thank you City of DePere, Redevelopment Authority and the Department of City Building Inspections for all the assistance in bringing this property back to a useful, contributing and purposeful property back to our city.

Please feel free to contact me directly with any questions or concerns regarding this property or others that Saks Holdings and the City of DePere could work together with in the future to enhance our community.

Sincerely,



Andy Krans
Saks Holdings, LLC
920-371-5032

Sheet1

City of DePere

Saks Holdings, LLC

941 Lawton Place, DePere, WI. 54115

Atten: Andy Krans

920-371-5032

123S Broadway DePere, WI. 54115

Work Performed:

	Total	Paid
Miller Masonry Refacing of 123. S Broadway (Wisconsin Ave. Side)	\$22,362.00	YES
Tri City Glass and Door , Doors and Windows	\$7,295.00	YES
Menards Exterior LED Lighting (6 @ \$42.19 each)	\$253.19	YES
C&C Electric Exterior Work Performed	\$2,250.00	NO
Blindauer Roofing, Roof cap and Brick work (Wisconsin Ave. Side)	\$2,629.52	YES
Godfrey Kahn S.D. Attorneys at Law, Legal Work for Easment	\$2,739.00	YES
Ace Sewer and Drain (Video Storm Sewer to see if it could be used)	\$243.00	YES
Benchmark Plumbing (New Internal and Exterior Storm drain location)	\$1,913.76	YES
Front Side of 123 Temporary for Build Out of New facing. 2015		
Menards, Wookworkers Depot, DePere TrueValue	Total \$95.70	YES

Total	\$39,781.17
25% Grant	\$9,945.29

365 Main Ave DePere, WI. 54115

Work Performed:

	Total	Paid
Lakeland Door New and Install 3 Doors South Facing	\$2,973.00	YES
Big Ten Painting South and West Side of Building (East 2015)	\$3,439.72	YES
C&C Electric Exterior Work Performed	\$1,875.00	NO
Creative Sign Company (Removal of Awning from 365 Main for 123)	\$300.00	NO
Menards Lumber for Pergola (No Labor)		
Menards for Dumpster Inclosure (No Labor)	Total \$1,226.08	YES
Blindauer Roofing, Roof cap and Brick work	\$4,920.00	YES
Brown County Transfer Clean up and Removal of Old materials	\$18.25	YES

Total	\$14,752.05
25% Grant	\$3,688.01

Invoice

Blindauer Sheet Metal & Roofing Inc

1227 S Broadway
Green Bay, WI 54304

Phone # 920-437-1332

mblindauer@msn.com

Fax # 920-437-0071

Date	Invoice #
8/16/2013	2134

Bill To	Project Location
ANDY KRANS 941 LAWTON PLACE DE PERE, WI 54115	365 MAIN AVENUE DE PERE, WI. 54115

P.O. No.	Terms	Phone #
	Due on receipt	336-9021

Quantity	Description	Rate	Amount
1	Work as agreed on Roof Area B: Remove the clay tile cap and haul away. Remove the existing roofs as much as possible and haul away. Install two new skylights at the existing Velux skylights. You would be responsible for any work needed on the inside. I do not have anything figured for the old glass skylight. Install a Versico 60 mil EPDM totally adhered rubber roof. All flashings per manufacturer's specifications. Install a colored metal edge at perimeters.	12,831.00	12,831.00
1	Install an R-24 insulation on Roof Area B	1,524.00	1,524.00
2	EXTRA: Replace bad boards on Roof Area B:		
3/4"	PLYWOOD SHEETS	31.65	63.30
3	HOURS LABOR - Commercial	75.00	225.00
1	Work as agreed on Roof Area A: Remove the existing roofs as much as possible and haul away. Install a Versico 60 mil EPDM totally adhered rubber roof. All flashings per manufacturer's specifications. Install a colored metal edge at perimeters.	16,608.00	16,608.00
1	Install an R-24 insulation on Roof Area A	2,337.00	2,337.00
EXTRA:	Install drain on Roof Area A:		
4"	ROOF DRAINS PVC	97.75	97.75
1	FERNCO COUPLING 4"	8.43	8.43
1	PVC ANGLE 4" 45	5.71	5.71
3	PVC PIPE 4"	1.87	5.61
3	HOURS LABOR - Commercial	75.00	225.00
EXTRA:	Replace bad boards on Roof Area A		
0.5	3/4" PLYWOOD SHEETS	31.65	15.83
1	HOUR LABOR - Commercial	75.00	75.00
NOTE: Remove the clay tile cap and install wood blocking and new colored edges. The cost for this portion was \$4,920.00			
Thank you for your business.		Total	\$34,021.63

BIG 10 PAINTING, INC.

1545 Riverside Drive
Suamico, WI. 54173
kurt@big10painting.com

SAKS HOLDINGS, LLC
941 Lawton Place
De Pere, WI. 54115
Attention: Andy Krans

Date: October 20, 2014

INVOICE
#593-14

Purchase Order:
365 Main Street
De Pere, WI.

DESCRIPTION	AMOUNT
Payment Request for Work Completed 1) Pressure wash existing painted brick, removing loose material. 2) Apply two (2) coats paint. 3) Detail windows 2nd color. 4) Paint three (3) doors. Labor and Material: \$3,439.72 Paid: 10/17/2014 <u>-\$3,439.72</u> Balance: 0	

*PAID in FULL
10-23-14
Associated Bank
Confirmation
HKRWA-DUTUS
AM on
10-23-14*

Phone: (920) 621-5175
E-mail: kurt@big10painting.com
www.BIG10PAINTING.com

Total Amount Due: 0

THANK YOU FOR YOUR WORK ORDER

ANGLAND DOOR

ollow Metal Doors and Frames • Architectural Hardware & Wood Doors
Bathroom Partitions • Washroom Accessories • Free Estimates
(920)863-3832

REMIT TO: 5799 Skaleski Rd
Denmark, WI 54208

SOLD TO:

SAKS HOLDINGS LLC
941 Lawton Place
De pere WI 54115

INVOICE NO. H - 003671

ORDER DATE

INVOICE DATE

PAYMENT DU

CUSTOMER ORDER #

SALES PERSON

JOB NAME

SHIP TO:

TERMS: Interest @ 1 1/2% per month will be charged for invoices
not paid within "30 days" from date of invoice.

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
	per Quote 10-23-13 material, TAX, Labor		2,520.00
	ADD		
1	full Length Hinge		
3	Latch guards		
2	Level Locks		
1	Half lite		
	material		430.00
	tax		23.65
	per 1-3-13 Approved \$2,973.00		
	ANGLAND Doors - \$2,973.00		
	PAINTING BIG 10 - \$500.00 Est.		
	MKE ELIM -		
	CLEANING 516W Army - \$300.00 -		
	LAND SCAPING - TRAILER 2 -		
		SUBTOTAL	2,973.00
		STATE TAX	
		COUNTY TAX	
		STADIUM TAX	
		TOTAL	2,973.00

Thank You.

STORE # 3281 DPER
 313 Lawrence Drive
 De Pere, WI 54115

PHONE: (920) 336-0023
 FAX: (920) 336-8149

**CASHIER - PRESS RECALL TRANS
 AND SCAN BARCODE ==>**

DPER 31275



PAGE 1 OF 1

CASHIER:
**PLEASE STAPLE
 RECEIPT HERE.**

SOLD BY: MARY H.
 DATE: 10/02/14

GUEST NAME - ADDRESS - PHONE

Saks Holdings LLC
 941 Lawton Pl
 De Pere, WI 54115-2624

Ph: (920) 371-5032
 JOB DESC:

QUANTITY	DESCRIPTION	SKU NUMBER	UNIT PRICE	EXTENDED PRICE
34 EACH	2X2-8' AC2 GREEN TREATED ABOVE GROUND	111-0740	3.37	114.58
10 EACH	2X6-16' AC2 GREEN TREATED ABOVE GROUND	111-1066	9.49*	94.90
4 EACH	4X4-10' AC2 GREEN TREATED GROUND CONTACT	111-2227	11.49*	45.96

Jerry Depard

**TO AVOID PRODUCT NOT BEING AVAILABLE ON A LATER DATE
 PLEASE PICK UP ALL MERCHANDISE TODAY. THANK YOU.**

This is a quote valid today. Upon payment this quote becomes a yard picking list subject to the terms and conditions below. Quantities listed above may exceed quantities available for immediate pick-up. Product is not held for a specific guest, but instead is available to the buying public on a first come, first serve basis. Please pick up all purchases made on this picking list immediately. Failure to pick up products on this picking list today will result in additional charge to you if, on the day of pick up, the retail price of the products are higher than on the day purchased. Menards liability to you is limited to refunding your original purchase price for any product not picked up.

Guest Instructions:

1. Take this picking list to a cashier to pay for the merchandise.
2. Enter the outside yard to pick up your merchandise. (All vehicles are subject to inspection.)
3. Load your merchandise. (Menards Team Members will gladly help you load your materials but cannot be held liable for damage to your vehicle.)
4. When exiting the yard, present this list to the Gate Guard. (The Gate Guard will record the items you are taking with you.)
5. Sign the Gate Guard's signature pad verifying you've received the merchandise.

PRE-TAX TOTAL: 255.44

Our insurance does not allow us to tie down or secure your load, trunk lid, etc. For your convenience, we supply twine, but you will have to decide whether or not your load is secure and if the twine supplied is strong enough. If you do not believe the twine will suffice, stronger material can be purchased inside the store.

READ THE TERMS AND CONDITIONS CAREFULLY. All returns are subject to Menards' posted return policy. In consideration for Menards low prices you agree that if any merchandise purchased by you is defective, Menards will agree to exchange the merchandise or refund the purchase price based on the form of original payment. You agree that there shall be no other remedy available to you. If there is a warranty provided by the manufacturer, that warranty shall govern your rights and Menards shall be selling the product "AS IS." Oral statements do not constitute warranties, and are not a part of this contract. The guest agrees to inspect all merchandise prior to installing or using it. **UNDER NO CIRCUMSTANCES SHALL MENARDS BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES. MENARDS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE MERCHANDISE.** Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association under its applicable Consumer or Commercial Arbitration Rules, and judgments on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The guest agrees to these terms and conditions through purchase of merchandise contained on this document.

THIS IS NOT A RECEIPT

GATE GUARD - SCAN HERE ==>



RE # 3281 DPER
Lawrence Drive
ere, WI 54115

PHONE: (920) 336-0023
FAX: (920) 336-8149

CASHIER - PRESS RECALL TRANS AND SCAN BARCODE ==>

DPER 30048



PAGE 1 OF 1

CASHIER:

PLEASE STAPLE

RECEIPT HERE.

SOLD BY: SCOTT S.
DATE: 09/23/14

GUEST NAME - ADDRESS - PHONE

Saks Holdings LLC
941 Lawton Pl
De Pere, WI 54115-2624

Ph: (920) 371-5032
JOB DESC:

Packet Pg. 22

QUANTITY	DESCRIPTION	SKU NUMBER	UNIT PRICE	EXTENDED PRICE
18 EACH	1X6-10' AC2 GREEN TREATED ABOVE GROUND	111-0326	6.35*	114.30
18 EACH	1X6-16' AC2 GREEN TREATED ABOVE GROUND	111-0355	10.29*	185.22
1 EACH	2X6-10' AC2 GREEN TREATED ABOVE GROUND	111-1037	6.56*	6.56
9 EACH	2X6-16' AC2 GREEN TREATED ABOVE GROUND	111-1066	9.49*	85.41
22 EACH	2X8-16' AC2 GREEN TREATED ABOVE GROUND	111-1367	14.88*	327.36
6 EACH	4X4-10' AC2 GREEN TREATED GROUND CONTACT	111-2227	11.49*	68.94

\$1,100.61

NAILS, SCREWS,
CUMPS, BRACKETS, -> \$125.47
TAP COILS,

\$1226.08

NET NET
AGOR CHARGES, REMISS
Ple to Receipts: 6 Deal. 10-1-14

TO AVOID PRODUCT NOT BEING AVAILABLE ON A LATER DATE PLEASE PICK UP ALL MERCHANDISE TODAY. THANK YOU.

This is a quote valid today. Upon payment this quote becomes a yard picking list subject to the terms and conditions below. Quantities listed above may exceed quantities available for immediate pick-up. Product is not held for a specific guest, but instead is available to the buying public on a first come, first serve basis. Please pickup all purchases made on this picking list immediately. Failure to pick up products on this picking list today will result in additional charge to you if, on the day of pick up, the retail price of the products are higher than on the day purchased. Menards liability to you is limited to refunding your original purchase price for any product not picked up.

Guest Instructions:

1. Take this picking list to a cashier to pay for the merchandise.
2. Enter the outside yard to pick up your merchandise. (All vehicles are subject to inspection.)
3. Load your merchandise. (Menards Team Members will gladly help you load your materials but cannot be held liable for damage to your vehicle.)
4. When exiting the yard, present this list to the Gate Guard. (The Gate Guard will record the items you are taking with you.)
5. Sign the Gate Guard's signature pad verifying you've received the merchandise.

PRE-TAX TOTAL: 787.79

Our insurance does not allow us to tie down or secure your load, trunk lid, etc. For your convenience, we supply twine, but you will have to decide whether or not your load is secure and if the twine supplied is strong enough. If you do not believe the twine will suffice, stronger material can be purchased inside the store.

READ THE TERMS AND CONDITIONS CAREFULLY. All returns are subject to Menards' posted return policy. In consideration for Menards low prices you agree that if any merchandise purchased by you is defective, Menards will agree to exchange the merchandise or refund the purchase price based on the form of original payment. You agree that there shall be no other remedy available to you. If there is a warranty provided by the manufacturer, that warranty shall govern your rights and Menards shall be selling the product "AS IS." Oral statements do not constitute warranties, and are not a part of this contract. The guest agrees to inspect all merchandise prior to installing or using it. **UNDER NO CIRCUMSTANCES SHALL MENARDS BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES.** MENARDS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE MERCHANDISE. Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association under its applicable Consumer or Commercial Arbitration Rules, and judgments on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The guest agrees to these terms and conditions through purchase of merchandise contained on this document.

THIS IS NOT A RECEIPT

GATE GUARD - SCAN HERE ==>



creative Signs

company inc

505 Lawrence Drive DePere, WI 54115

www.greenbaysigns.com

Phone: (920) 336-8900 Fax: (920) 336-8003

Sold To Saks Holdings
941 Lawton Pl
De Pere WI 54115

Invoice #

16829

Date

11/3/2014

*PAID 11-6-14
HM570-4519K*

Ship To

Job# 20415

P.O. #

Sales Rep

Terms

Due Date

ASc

Net 30

12/3/2014

Quantity	Description	Price Each		Amount
1	Remove the old Jersey's Awnings	375.00		375.00

Attachment: 365 Main Rec (2896 : 365 Main)

Sub-Total

\$375.

Sales Tax (5.5%)

\$20.

TOTAL

\$395.

We Specialize in Customized:

- Electric Signs--Lighted Awnings
- Illuminated Letters-Electric Message Centers
- Sign Service Maintenance
- Truck & Trailer Graphics
- Pickup, Vans, Boats and Miscellaneous Signs

Payments/Credits

\$0.00

Balance Due

Packet Pg. 23

\$395.00



Please Remit to:

PO Box 11354
Green Bay, WI 54307-1354

Phone: 920-434-9082
Fax: 920-434-9446

3.b

Invoice #:	BILL166799
PO #	
Invoice Date:	10/30/2014
Customer Number:	68554
Payment Terms:	NET 30
Page:	1

Saks Holdings - Jersey Building
941 Lawton Place
De Pere, WI 54115

Proj Number: C57675 Time and Materials Service

Jersey Store - Service to Security System - Keypad keeps beeping and interrupting Yoga studio next door
8-6-14 - Shut down panel due to remodeling in the facility. Customer to call when remodeling is finished for us to power system back up and test it.
Customer Contact: Andy Krans

Labor

Date	Description	Quantity	Rate	Amount
8/6/2014	AVE-Tech Serv Labor (T&M, NTE) Bowers, Nick	1.00	\$ 132.00	\$ 132.00
Total Labor:		1.00		\$ 132.00

Miscellaneous Expenses

Date	Description	Quantity	Rate	Amount
	Trip Charge	1.00	\$ 25.00	\$ 25.00
Total Miscellaneous Expenses:		1.00		\$ 25.00

If you have questions regarding your invoice
please contact the Billing Dept at 1-800-795-2630

Subtotal:	\$ 157
Freight:	\$ 0.00
Misc. Charges:	\$ 0.00
Tax:	
Total:	\$ 165.64

Packet Pg. 24

Attachment: 365 Main Rec (2896 : 365 Main)

City of De Pere, Wisconsin**Request For Redevelopment Authority Action**

MEETING DATE: December 1, 2014

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

SUBJECT: Review Facade Grant receipts for 123 S Broadway. Applicant: Saks Holdings.*

ATTACHMENTS:

- RDA_Staff_Dec_2014_123 S Broadway (PDF)
- 123 S Broadway Rec (PDF)

Item #4: Review Facade Grant receipts for 123 S. Broadway. Applicant: Saks Holdings.

The façade grant for 123 S. Broadway was approved by the RDA in May 2014 for the east elevation. The façade grant was approved up to the maximum \$10,000. The owner has completed the back of the building and has submitted receipts. As a side note even with the expenses made to date, the owner is also planning to improve the front façade.

The owner provided copies of the receipts and staff met with the owner to review all of the items. After making some adjustments the following invoices qualify for the façade program:

123 S Broadway

C&C	\$2,250.00
Miller Masonry	\$22,362.00
TriCity	\$10,590.00
Labor	\$2,739.00
Blindauer	\$2,629.52
Benchmark	\$1,913.76
Ace	\$243.00
TrueValue	\$62.38
Menards	\$42.19
	<u>\$42,831.85</u>
4-1 Match:	\$10,707.96
Max is:	\$10,000

The project hits the maximum grant amount of \$10,000.

Recommendation:

Staff would like to thank the owner for their investment into the downtown. Staff would recommend approval of the receipts and that the request be forwarded to the Finance Committee and Common Council for approval.

City of DePere
335 South Broadway
DePere, WI. 54115
Fax: 920/339-4049
Web: <http://www.de-pere.org>

Saks Holdings, LLC
Manager: Andrew Krans
941 Lawton Place
Depere, WI. 54115
920-371-5032
Atkrans@gmail.com

Atten: City of DePere Redevelopment Authority / Mr. Ken Pabich
Location:
123 S. Broadway (Wisconsin Ave Facing)

Approved: Facade Grant Application for 123 S Broadway dated: May 28, 2014

Total Costs: \$39,781.17
Cost of work completed: \$39,781.17

Awaiting final invoices from: C&C Electrical for electrical work for exterior lighting & Egress exterior lighting. Total \$2,250.00

2015: Restore and remodel 123 S Broadway (Broadway facing side.) Based on drawings provided from Madison and needs of future tenant in space. 2014 Temporarily cleaned up front of 123 S. Broadway to protect structure and visual nightmare.

Attached: All receipts regarding work for facade work.

Notes: Thank you City of DePere, Redevelopment Authority and the Department of City Building Inspections for all the assistance in bringing this property back to a useful, contributing and purposeful property back to our city.

Please feel free to contact me directly with any questions or concerns regarding this property or others that Saks Holdings and the City of DePere could work together with in the future to enhance our community.

Sincerely,



Andy Krans
Saks Holdings, LLC
920-371-5032

Sheet1

City of DePere

Saks Holdings, LLC
941 Lawton Place, DePere, WI. 54115
Atten: Andy Krans
920-371-5032

123S Broadway DePere, WI. 54115

Work Performed:	Total	Paid
Miller Masonry Refacing of 123. S Broadway (Wisconsin Ave. Side)	\$22,362.00	YES
Tri City Glass and Door , Doors and Windows	\$7,295.00	YES
Menards Exterior LED Lighting (6 @ \$42.19 each)	\$253.19	YES
C&C Electric Exterior Work Performed	\$2,250.00	NO
Blindauer Roofing, Roof cap and Brick work (Wisconsin Ave. Side)	\$2,629.52	YES
Godfrey Kahn S.D. Attorneys at Law, Legal Work for Easment	\$2,739.00	YES
Ace Sewer and Drain (Video Storm Sewer to see if it could be used)	\$243.00	YES
Benchmark Plumbing (New Internal and Exterior Storm drain location)	\$1,913.76	YES
Front Side of 123 Temporary for Build Out of New facing. 2015		
Menards, Wookworkers Depot, DePere TrueValue	Total \$95.70	YES

Total	\$39,781.17
25% Grant	\$9,945.29

365 Main Ave DePere, WI. 54115

Work Performed:	Total	Paid
Lakeland Door New and Install 3 Doors South Facing	\$2,973.00	YES
Big Ten Painting South and West Side of Building (East 2015)	\$3,439.72	YES
C&C Electric Exterior Work Performed	\$1,875.00	NO
Creative Sign Company (Removal of Awning from 365 Main for 123)	\$300.00	NO
Menards Lumber for Pergola (No Labor)		
Menards for Dumpster Inclosure (No Labor)	Total \$1,226.08	YES
Blindauer Roofing, Roof cap and Brick work	\$4,920.00	YES
Brown County Transfer Clean up and Removal of Old materials	\$18.25	YES

Total	\$14,752.05
25% Grant	\$3,688.01



PO BOX 6
LITTLE CHUTE, WI 54140

PHONE # (920) 788-5201
FAX # (920) 788-5202
E-MAIL INFO@MILLERMASONRYINC.COM
WEBSITE WWW.MILLERMASONRYINC.COM

INVOICE

DATE	INVOICE #
8/4/2014	94906

BILL TO

ANDY & SOFIA KRANS
941 LAWTON PLACE
DEPERE, WI 54115

JOB LOCATION

123 S BROADWAY ST
DE PERE

PAID
08/22/2014

P.O. NO.		TERMS	REP
		Net 15	RAM
JOB #	050-034-14 - BRICK WORK		
DESCRIPTION	ORIGINAL AMT	PREV INVOICED	TOTAL THIS INVOICE
THIS INVOICE COVERS WORK PERFORMED AT 123 S. BROADWAY ST., DE PERE FROM OUR REVISED BID #14-096REV TO START OUR CONTRACT WORK:			
1. EAST ELEVATION AT 20' LONG X 15' HIGH (LESS OPENINGS)			
A. 4" X 4" X 1/4" ANGLE IRON BOLTED TO FROST WALL TO SUPPORT BRICK - 15'	210.00		210.00
B. LAY (1) COURSE 4" BLOCK SO WALK CAN GET POURED - 12 BLOCK	96.00		96.00
C. SPLIT FACE LIMESTONE BASE AT 4" X 18" X 17' - 3 ROWS	955.00		955.00
D. BRICK WORK WITH GREY MORTAR - 183 SQ. FT.	3,294.00		3,294.00
E. BRICK SILLS BELOW WINDOWS - 12'	180.00		180.00
F. ANGLE IRON OVER DOOR AND WINDOWS - 20'	200.00		200.00
G. BASE FLASHING AND WEEPS - 17'	60.00		60.00
H. FLASHING AND WEEPS AT ANGLE IRON LINTELS - 20'	70.00		70.00
I. PROJECT BRICK OUT AT TOP OF WALL - FOUR COURSES	1,500.00		1,500.00
J. SOLDIER COURSE OVER WINDOWS AND DOORS - 20'	200.00		200.00
K. RENOVATE (1) DOOR INTO A WINDOW AND REMOVE BLOCK ABOVE (2) EXISTING WINDOWS TO STEEL BEAM	950.00		950.00
L. INFILL A 4' X 4' OPENING WITH BLOCK	270.00		270.00
M. CONTROL JOINTS AND CAULK BETWEEN NEIGHBOR AND YOUR BRICK - 15'	75.00		75.00
N. WASH BRICK WORK	235.00		235.00
2. NORTH ELEVATION AT 28' LONG X 15' HIGH (NO PITCH) AND AREA ABOVE ELECTRICAL AT 10' LONG X 4'-8" HIGH			
A. 4" X 4" X 1/4" ANGLE IRON FOR BRICK LEDGE FASTENED TO EXISTING BLOCK WALL - 38'	532.00		532.00
B. BASE FLASHING AND WEEPS - 38'	133.00		133.00
C. 4" X 18" X 28' OF STONE BASE - THREE ROWS/TWO ROWS	990.00		990.00
D. BRICK SILLS BELOW WINDOW - 8'	120.00		120.00
E. ANGLE IRON LINTEL OVER WINDOWS AND DOOR - 14'	140.00		140.00
F. FLASHING AND WEEPS AT LINTELS - 14'	49.00		49.00
CONTINUED ON THE NEXT PAGE			
THANK YOU,		TOTAL BILLED THIS INVOICE	

RANDY A. MILLER
PRESIDENT



PO BOX 6
LITTLE CHUTE, WI 54140

PHONE # (920) 788-5201
FAX # (920) 788-5202
E-MAIL INFO@MILLERMASONRYINC.COM
WEBSITE WWW.MILLERMASONRYINC.COM

INVOICE

DATE	INVOICE #
8/4/2014	94906

BILL TO

ANDY & SOFIA KRANS
941 LAWTON PLACE
DEPERE, WI 54115

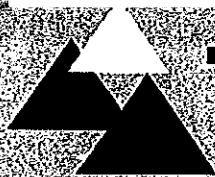
JOB LOCATION

123 S BROADWAY ST
DE PERE

PAID
08/22/2014

		P.O. NO.	TERMS	REP
JOB #	050-034-14 - BRICK WORK		Net 15	RAM
DESCRIPTION		ORIGINAL AMT	PREV INVOICED	TOTAL THIS INVOICE
G. SOLDIER COURSE OVER DOOR AND WINDOWS - 14'		140.00		140.00
H. CREATE ONE NEW DOOR OPENING, SUPPLY LINTEL. RE-DO JAMBS OR GROUT AND PLUMB JAMBS		1,100.00		1,100.00
I. CREATE (2) NEW WINDOW OPENINGS AT 4' X 5'-8"		1,200.00		1,200.00
J. BRICK WORK - 366 SQ. FT.		6,588.00		6,588.00
K. LAY (25) CONCRETE BLOCK ON PARAPET WALL TO LEVEL OUT SIDE WALL		250.00		250.00
L. CUT BLOCK TO PITCH (LEVEL OUT BACK UP WALL) - 27'		108.00		108.00
M. PROJECT BRICK OUT (4) COURSES TO MATCH EAST WALL (THIS WAS NOT ON ANY PLANS)		1,500.00		1,500.00
N. WASH BRICK WORK		457.00		457.00
3. THE BRICK FROM SHOCKERS WERE INVOICED TO US AT \$693.00 PER 1,000 VS. THE \$500.00 PER 1,000 ALLOWANCE WE HAD IN THE BID. PLEASE ADD FOR THE DIFFERENCE OF 4,000 BRICK AT \$.19		760.00		760.00
\$26,780.00 ORIGINAL CONTRACT AMOUNT				
- 0.00 LESS PREVIOUS BILLINGS				
- 4,418.00 LESS WORK TO COMPLETE (ITEM #4)				
\$22,362.00 TOTAL DUE THIS INVOICE				
NOTE: ITEM #4 - BROADWAY ST. ELEVATION IS LEFT TO COMPLETE.				
THANK YOU,		TOTAL BILLED THIS INVOICE		\$22,362.00

RANDY A. MILLER
PRESIDENT



Tri City Glass & Door

AUTOMOTIVE • RESIDENTIAL • COMMERCIAL

The Right Product. The Right Way. ®

2801 N. Hoerner Rd.
Appleton, WI 54911

920.734.9164

800.449.8081

920.734.1096

1811 E. Mason St.
Green Bay, WI 54302

920.468.7820

800.242.8177

920.468.5337

Proposal

Replying to subject inquiry, we are pleased to quote as follows; and unless otherwise agreed in writing, the conditions constitute a part of the quotation.

To: Andy Krans
Phone: 920.371.5032
Email: atkrans@gmail.com

Job: Store front - Revised 14824
Location: De Pere, WI
Quote #: 14885

****This Proposal Valid for 30 Days from June 6, 2014****

****Terms: Net 30 days, 1% interest on unpaid balances****

Aluminum Windows

(5) Exterior fixed windows (48 ½" x 66" F.S.) (1) lites wide x (1) lites high

All of the above (5) windows are to be consisting of the following:

- 2" x 4 ½" Thermally broken tube framing
- Thermally broken sill flashing
- Dark bronze anodized finish
- 1"OA Bronze Low E insulated annealed glass

Aluminum Entrances

(1) Interior fixed windows (40" x 86" F.S.) single door

(2) Exterior fixed windows (40" x 98" F.S.) single door w/ transom

All of the above (3) entrances are to be consisting of the following:

- 2" x 4 ½" Non-thermally broken door framing
- Narrow stile doors w/ 10" bottom rails (36" x 84" D.O.)
- Dark bronze anodized finish
- (1)pr. ea. Ball bearing butt hinges
- (1)ea. MS 1850 Deadbolt lock w/ cylinder & thumb turn
- (1)ea. DH 416 Closer w/ drop plate
- (1)ea. 1"dia. Round push / pull
- (1)ea. Bottom rail weather strip
- (1)ea. 4" x ½" Threshold
- 1"OA Bronze Low E insulated tempered glass at exterior
- ¼" Clear tempered glass t interior

Total Furnished & Installed

(Price Includes Tax) **\$7,295.00**

Estimator: Tim Hughes

Acceptance of this proposal by Buyer shall be acceptance of all terms and conditions recited herein which shall supersede any conflicting term in any other contract document. Any of the Buyer's terms and conditions in addition or different from this proposal are objected to and shall have no effect. Buyer's agreement herewith shall be evidenced by Buyer's signature hereon or by permitting Seller to commence work for project.

As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the above signed builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

Date of Acceptance: 7-8-2014

Signature: [Signature]

4.b

Packet Pg. 32



Tri City

Glass & Door

AUTOMOTIVE • RESIDENTIAL • COMMERCIAL

Invoice

DATE	INVOICE NUMBER	TERMS
8/28/2014	JC8080	NET 30

Remit To: 100 W Northland Ave, Appleton, WI 54911

100 W Northland Ave
Appleton, WI 54911
920.731.8178

2801 N Roemer Rd
Appleton, WI 54911
920.734.9164

1811 E Mason St
Green Bay, WI 54302
920.468.7820

Bill To:
SAK'S HOLDINGS LLC

Job Address:
123 S BROADWAY

123 S BROADWAY

DE PERE, WI 54115

DE PERE, WI 54115

PAID \$4,000.00
CHK # 2050
7-8-14

Down on
signature of
Quote

176

Customer Name	Customer Order Number	Job Number
---------------	-----------------------	------------

360

0414038 RB

Description

INAL BILLING

URNISH AND INSTALL

LUMINUM WINDOWS AND ENTRANCES

Paid in full 9-29-14

Ch # 2093

L. Zepher
Tri City Glass & Door

I HEREBY ACKNOWLEDGE SATISFACTORY
COMPLETION OF THE ABOVE WORK

Received By _____

Print Name _____

ALL CLAIMS AND RETURNED GOODS MUST BE
ACCOMPANIED BY THIS BILL.

Billing Amount:	3,295.00
Retention Withheld:	0.00
Retention Due:	0.00
Subtotal:	\$3,295.00
Misc:	0.00
Tax:	0.00

Pay This Amount

\$3,295.00

Lien Notice: as required by the Wisconsin construction lien law, builder hereby notifies owner that persons or companies furnishing labor or materials or the construction on owner's land may have lien rights on that land and on the buildings on that land if they are not paid for such labor or materials. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notice from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

Terms & Conditions: accounts delinquent over 30 days will be charged 1% late service charge (12% annual. Not responsible for items left in our possession more than 30 days. 15% restocking charge on in-stock materials. No returns on special order purchases or custom fabricated items.

GODFREY & KAHN S.C.780 NORTH WATER STREET
MILWAUKEE, WISCONSIN 53202-3590

TEL: 414.273.3500 FAX: 414.273.5198

GKLAW.COM

SAKS Holding, LLC
Mr. Andrew Krans, Manager
941 Lawton Pl
De Pere, WI 54115

September 18, 2014

Invoice No. 619563
Matter No. 012426-0001

Billing Attorney:
Timothy McCoy

Re: Easement (De Pere)

For Legal Services Rendered Through August 31, 2014

Date	Timekeeper	Description	Hours
05-08-2014	Timothy McCoy	(Krans) Review of materials, maps.	0.30
05-09-2014	David W Platt	Draft Access Easement Agreement; attention to correspondence regarding same; conference with Mr. McCoy regarding same.	2.20
05-09-2014	Timothy McCoy	Email from/to Mr. Krans regarding Broadway building easement.	0.30
05-13-2014	Timothy McCoy	Draft and transmit easement update (Broadway Avenue buildings; side door, parking lot).	1.50
05-16-2014	Timothy McCoy	Telephone conference with Mr. Krans regarding easement.	1.00
06-03-2014	David W Platt	Draft Air Conditioner Easement Agreement.	1.50
06-04-2014	David W Platt	Continue to draft Air Conditioner Easement Agreement; teleconference with Mr. Krans regarding same.	1.10

September 18, 2014

Page 3

Matter Number: 012426-0001
Invoice No. 619563

Time and Fee Summary

	Hours	Rate	Amount
Timekeeper			
David W Platt	4.80	280.00	1,344.00
Timothy McCoy	3.10	450.00	1,395.00
TIMEKEEPER TOTALS	7.90		\$2,739.00

We adjust our hourly billing rates effective January 1 of each year. Accordingly, billing rate changes are reflected on this statement for work performed in 2014. Information regarding the hourly rates applicable to our attorneys and other personnel working on your matters is available on request from our billing department.

Invoice

Blindauer Sheet Metal & Roofing Inc

1227 S Broadway
Green Bay, WI 54304

Phone # 920-437-1332

mblindauer@msn.com

Fax # 920-437-0071

Date	Invoice #
7/30/2014	2786

Bill To	Project Location
SOFIA & ANDY KRANS 941 LAWTON PLACE DE PERE, WI 54115	123 S. BROADWAY DE PERE, WI. 54115

P.O. No.	Terms	Phone #
	Due on receipt	336-9021

Quantity	Description	Rate	Amount
	INSTALL PLYWOOD, RUBBER AND CAP ON NEW WALL		
180	45 MIL EPDM RUBBER	0.70	126.00
1	TAPE PRIMER PT	4.07	4.07
3	M-1 SEALANT -BLACK	7.78	23.34
63	SEALING STRIP 9" VERSICO.	4.60	289.80
63	SEALING STRIP 6" VERSICO	2.86	180.18
60	TERMINATION BAR	0.73	43.80
60	2-7/8" SCREWS	0.11	6.60
40	2-1/2" TEK SCREWS	0.35	14.00
60	1-5/8" SCREWS	0.09	5.40
3	3/4" PLYWOOD SHEETS	28.98	86.94
3	BONDING CEMENT	27.73	83.19
10	FLASHING 6" VERSICO	2.86	28.60
60	PAINTED IRON	1.46	87.60
11.5	HOURS LABOR - Commercial - 2 men: Foreman and helper	140.00	1,610.00
0.5	HOUR LABOR - SHOP	80.00	40.00
Thank you for your business.		Total	\$2,629.52

Benchmark Plumbing and Mechanical Contractors LLC

Invoice

Benchmark Plumbing and Mechanical Contractor

3511 Schroeder Dr.
Manitowoc, WI 54220(920)374-9854
vande_castle@yahoo.com

Date	Invoice No.
06/29/2014	1654
Terms	Due Date
Net 30	07/29/2014

PAID
6-3-14

Bill To
SAKS Holding LLC 941 Lawton Place Depere, WI 54115

Amount Due	Enclosed
\$1,913.76	

Please detach top portion and return with your payment.

Activity	Quantity	Rate	Amount
• Cast Iron Zurn Roof Drain	1	120.87	120.87
• 3/8" Sammy Screws	12	1.29	15.48
• 3/8" Nuts	36	0.05	1.80
• 3/8" Threaded Rod	18	0.64	11.52
• 4 Hole L-Bracket	4	3.25	13.00
• 1" Fender Washers	8	0.28	2.24
• 1" Zip Screws	10	0.10	1.00
• 4" Fernco	1	7.79	7.79
• 4" Galv. Loop Hangers	12	2.58	30.96
• 4" SCH 40 PVC Pipe (per ft)	70	2.39	167.30
• 4" SCH 40 PVC L.S. 90'	3	9.98	29.94
• 4" SCH 40 PVC 22'	1	8.93	8.93
• 4" SCH 40 PVC 90'	1	9.05	9.05
• 4" SCH 40 PVC Coupling	1	4.24	4.24
• 2" SCH 40 PVC Pipe	10	1.18	11.80
• 2" SCH 40 PVC Coupling	2	1.15	2.30
• 2" SCH 40 PVC Tee	1	2.43	2.43
• 2" x 1 1/2" SCH 40 PVC Bushing	1	1.43	1.43
• 1 1/2" SCH 40 PVC 45'	1	1.45	1.45
• 4" x 5' Class B Pipe	1	30.06	30.06
• 4" Class B 90'	1	24.18	24.18
• 4" Aluminium Hood Vent	1	5.99	5.99
• Permit & Affidavit Paper Work (Jersey)	1	30.00	30.00
• Permit Fee (Jersey)	1	30.00	30.00
• Testing & Installing Air Admittance Valves (Jersey)	1	60.00	60.00

Continue to the next page

Activity	Quantity	Rate	Amount
for 5-28-14 (Mark)	10.75	60.00	645.00
1.) Installed new cast iron roof drain & ran new storm drain, required core hole through block wall. Temporarily hooked up outside of building.			
2.) Installed new vent through roof on lower level.			
3.) Installed new vent through roof upper level (dryer & sewer).	10.75	60.00	645.00
• Labor 5-28-14 (John)			
Total			\$1,9

Co

Thank you for your business, we greatly appreciate it!

ACE
DRAIN & SEWER
OF GREEN BAY
"A DIVISION OF BENO PLUMBING"
MT#232702

900 Lime Kiln Road
P.O. Box 8025
Green Bay, WI 54308-8025
920-494-2022

INVOICE

Invoice Date: 5/27/2014
Invoice No.: 6739
Purchase Order:
Terms: Net 15

DUE DATE: 6/11/2014**To:**

Andy Kranz
941 Lawton Place
De Pere, WI 54115

Job Location:

Broadway De Pere

DESCRIPTION	QUANTITY/UNIT	PRICE	AMOUNT
Lift toilet, auger and televise the main looking for possible construction damage.			
Traced the cause of the backup to defective toilet.			
Televise drain line	1	170.00	170.00
Additional Small Drain Clean	1	45.00	45.00
Pull and Reset	1	25.00	25.00
Wax Ring	1	3.00	3.00

PAST DUE ACCOUNTS:

All Past Due Accounts are subject to a
SERVICE CHARGE of 1.5% per month on the
unpaid balance.

We accept Visa & MC

Amount Billed \$243.00
Total Tax 0.00

INVOICE TOTAL	\$243.00
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Use Your  2%
BIG CARD REBATE
MENARDS

MENARDS - DE PERE
1313 Lawrence Drive
De Pere, WI 54115

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
items on this receipt will be in the form
of an in store credit voucher. If the
return is done after 01/13/15

If you have questions regarding the
charges on your receipt, please
email us at:
DPERfrontend@menards.com



Sale Transaction

BELFORT LED DARKSKY OUTD	
3564054	39.99
TOTAL	39.99
BROWN Co-WI TAX 5.50%	2.20
TOTAL SALE	42.19
MASTERCARD 6506	42.19
712350	
Swiped	

6 TOTAL
\$253.19

TOTAL NUMBER OF ITEMS = 1

GUEST COPY

The Cardholder acknowledges receipt of
goods/services in the total amount shown
hereon and agrees to pay the card issuer
according to its current terms.

THIS IS YOUR CREDIT CARD SALES SLIP
PLEASE RETAIN FOR YOUR RECORDS.

THANK YOU, YOUR CASHIER, JULIE

6271 06 7994 10/15/14 10:46AM 3281

Attachment: 123 S Broadway Rec (2871 : 123 S Broadway)

7-3	1	1.890	1.99
8-6",S			
17-4.b	1	1.990	1.99
18-6",SPECFNT			
17-Y	1	1.990	1.99
ETER,Y,6",CAPITAL			
37-S	2	1.990	3.98
ETER,S,6",CAPITAL			
37-A	2	1.990	3.98
ETER,A,6",CAPITAL			
87-2	1	1.990	1.99
MBER,2,6",SPECFNT			
87-0	2	1.990	3.98
ETER/NUMBER,0,6",CAPITAL			
87-D	1	1.990	1.99
ETER,D,6",CAPITAL			
87-D	1	1.990	1.99
ETER,D,6",CAPITAL			
187-E	3	1.990	5.97
ETER,E,6",CAPITAL			
187-R	2	1.990	3.98
ETER,R,6",SPECFNT			
187-C	1	1.990	1.99
ETER,C,6",CAPITAL			
187-B	1	1.990	1.99
ETER,B,6",CAPITAL			
187-W	1	1.990	1.99
ETER,W,6",CAPITAL			
187-P	1	1.990	1.99
ETER,P,6",CAPITAL			
1187-I	1	1.990	1.99
ETER,I,6",CAPITAL			

Subtotal: 46.76
Sales Tax: 2.57
Receipt Total: 49.33

MASTERCARD 49.33

"START RIGHT. START HERE."
De Pere TRUE VALUE Hardware
1045 NORTH BROADWAY
DE PERE, WI. 54115
(920) 336-4822

Retain receipt for
refund or exchange

FOR MONEY SAVING COUPONS, VISIT OUR
WEB SITE www.truevalue.com/depere
10/27/14 9:19AM JV 551 SALE

27 1 EA 5.79 EA
HILLMAN FASTENERS 5.79
SUB-TOTAL: 5.79 TAX: .32
TOTAL: 6.11
BC AMT: \$6.11

BK CARD#: XXXXXXXXXXXX6506
ID: 062204961999123492
AUTH: 691302 AMT: 6.11
Host reference #:105676 Bat#4206

Retain receipt for
refund or exchange

FOR MONEY SAVING COUPONS, VISIT OUR
WEB SITE www.truevalue.com/depere
10/26/14 11:38AM HD 551 SALE

697894 1 PK 3.29 PK
MP-BASIC 9" 3/4" COVER 3.29
217158 1 EA 3.29 EA
9" 4-Wire Roller Frame 3.29
SUB-TOTAL: 6.58 TAX: .36
TOTAL: 6.94
BC AMT: \$6.94

BK CARD#: XXXXXXXXXXXX8973
ID: 062204961999123492
AUTH: 07864B AMT: 6.94
Host reference #:105573 Bat#4205

SWIPED
CARD TYPE:VISA EXPR: XXXX

SIGNATURE: _____
I agree to pay above amount according to card is
suer
agreement(merchant agreement if credit voucher).



==>> JRNL#B05573 <<==
CUST # *5

THANK YOU!
RECEIPT REQUIRED ON ALL RETURNS!

THANK YOU ANDREW KRANS
FOR YOUR PATRONAGE

Handwritten signature

City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: December 1, 2014

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

SUBJECT: Future agenda items.
