

# CITY OF PLATTEVILLE REDEVELOPMENT AUTHORITY (RDA)

Monday, January 25, 2021  
5:00 p.m.

This meeting will be held virtually through ZOOM.

Join Zoom Meeting

<https://us02web.zoom.us/j/81917229471?pwd=UFhGU1BraJZ2dzhPd1Z2UUxLdmd2UT09>

Meeting ID: 819 1722 9471

Passcode: 987834

888 475 4499 US Toll-free

877 853 5257 US Toll-free

## MEETING AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
  - a. December 28, 2020
4. FINANCIAL REPORT
5. CURB APPEAL GRANT REQUEST – 50 S. Oak Street
6. ANNOUNCEMENTS & COMMENTS
7. ADJOURN

If you have concerns or comments related to an item on this agenda, but are unable to attend the meeting, please send the comments to [carrollj@platteville.org](mailto:carrollj@platteville.org) or call 608-348-9741 x 2235.

**CITY OF PLATTEVILLE  
REDEVELOPMENT AUTHORITY (RDA)  
December 28, 2020**

A regular meeting of the City of Platteville Redevelopment Authority was held via ZOOM at 5:00 p.m.

PRESENT: Karen Lynch, Valerie Stackman, Sheila Kelley, Eileen Nickels, Barb Stockhausen  
EXCUSED: None  
ABSENT: John Zuehlke, Roger Dammen  
OTHERS PRESENT: Joe Carroll

**MINUTES:**

**August 31, 2020**

No action.

**CURB APPEAL GRANT – 135 E. Main Street**

The owner of the Los Amigos property at 135 E. Main Street has applied for a Curb Appeal Grant to assist with the cost of work on the front facade. The project as requested includes signage and graphics, which are not eligible under the grant program. The project also includes cleaning, staining and minor repairs to the wood shingle awning. That portion of the work is eligible and has a cost of \$2,320, which would qualify for a \$1,000 matching grant at the 50% limit.

Nickels asked if the project needed to be approved by the Historic Preservation Commission. Carroll replied that most projects downtown require approval, but this would be considered maintenance work, so no approval is needed.

Motion by Lynch to approve the grant up to \$1,000. Second by Kelley. Motion approved.

**ANNOUNCEMENTS / PUBLIC COMMENTS**

Nickels requested a copy of a current financial statement. Carroll replied that one wasn't included in the packet because the finance office is short-staffed at the moment and very busy. An end of the year report will be sent out even if no meeting is scheduled for next month.

**ADJOURNMENT**

Motion by Lynch to adjourn. Second by Stackman. Meeting adjourned.

Submitted by Joe Carroll  
Community Development Director

**CITY OF PLATTEVILLE RDA FUND  
FINANCIAL REPORT  
DECEMBER 31, 2020**

# CITY OF PLATTEVILLE

BALANCE SHEET  
DECEMBER 31, 2020

## FUND 130 - REDEVEL. AUTH (RDA) FUND

### ASSETS

130-10001-000-000	TREASURER'S CASH	54,063.10	
130-11111-000-000	GENERAL INVESTMENTS	.00	
130-13911-000-000	ACCOUNTS RECEIVABLE MISC.	2,879.65	
130-17200-000-000	NOTES REC. ECON. DEV.(ALLBE)	.00	
130-17400-000-000	RDA LOANS RECEIVABLE	345,522.71	
	TOTAL ASSETS		402,465.46

### LIABILITIES AND EQUITY

#### LIABILITIES

130-21211-000-000	VOUCHERS PAYABLE	.00	
130-26000-000-000	DEFERRED (PREPAID) REVENUE	.00	
130-26001-000-000	RDA LOANS RECEIVABLE	345,522.71	
130-27000-000-000	NOTES ADV. ECON DEV.(ALLBE)	.00	
	TOTAL LIABILITIES		345,522.71

#### FUND EQUITY

130-30000-000-000	BUDGET VARIANCE	.00	
130-31000-000-000	FUND BALANCE	193,148.29	
130-34110-000-000	P.O. ENCUMBRANCE	.00	
	REVENUE OVER EXPENDITURES - YTD	( 136,205.54)	
	TOTAL FUND EQUITY		56,942.75
	TOTAL LIABILITIES AND EQUITY		402,465.46

**CITY OF PLATTEVILLE**  
**DETAIL REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 12 MONTHS ENDING DECEMBER 31, 2020**

**FUND 130 - REDEVEL. AUTH (RDA) FUND**

	PERIOD		BUDGET		% OF	ENC	UNENC
	ACTUAL	YTD ACTUAL	AMOUNT	VARIANCE	BUDGET	BALANCE	BALANCE
<u>OTHER FINANCING SOURCES</u>							
130-49210-920-000	LOS AMIGOS MKT LOAN	400.00	4,800.00	4,800.00	.00	100.00	.00
130-49210-924-000	DRIFTLESS MARKET LOAN PMT	876.04	8,752.21	5,600.00	3,152.21	156.29	3,152.21
130-49210-925-000	DEALS N DRAGONS LOAN PAYME	283.56	283.56	.00	283.56	.00	283.56
130-49210-928-000	STATE THEATRES LLC	.00	.00	20,400.00	( 20,400.00)	.00	( 20,400.00)
130-49210-930-000	LMN INVESTMENT LOAN PMT.	.00	4,333.41	15,862.00	( 11,528.59)	27.32	( 11,528.59)
130-49275-275-000	NON-PERFORMANCE PENALTY	2,879.65	( 228.61)	.00	( 228.61)	.00	( 228.61)
	<b>TOTAL OTHER FINANCING SOUR</b>	<b>4,439.25</b>	<b>17,940.57</b>	<b>46,662.00</b>	<b>( 28,721.43)</b>	<b>38.45</b>	<b>( 28,721.43)</b>
	<b>TOTAL FUND REVENUE</b>	<b>4,439.25</b>	<b>17,940.57</b>	<b>46,662.00</b>	<b>( 28,721.43)</b>	<b>38.45</b>	<b>( 28,721.43)</b>

**CITY OF PLATTEVILLE**  
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2020

**FUND 130 - REDEVEL. AUTH (RDA) FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	ENC BALANCE	UNENC BALANCE
<u>COMM. PLAN &amp; DEVELOPMENT</u>							
130-56900-210-000 RDA: ATTORNEY-PROF SERVICE	.00	1,357.00	200.00	( 1,157.00)	678.50	.00	( 1,157.00)
130-56900-340-000 RDA: OPERATING SUPPLIES	( 20.00)	40.00	.00	( 40.00)	.00	.00	( 40.00)
130-56900-712-000 RDA: LOANS - OTHER	.00	100,000.00	31,011.00	( 68,989.00)	322.47	.00	( 68,989.00)
130-56900-715-000 RDA: LOANS - DEALS N DRAGON	.00	40,000.00	.00	( 40,000.00)	.00	.00	( 40,000.00)
130-56900-800-000 RDA: GRANTS	1,000.00	2,298.55	5,000.00	2,701.45	45.97	.00	2,701.45
130-56900-923-000 RDA: CITY LOAN PMTS-LMN INV	870.88	10,450.56	10,451.00	.44	100.00	.00	.44
<b>TOTAL COMM. PLAN &amp; DEVELOPM</b>	<b>1,850.88</b>	<b>154,146.11</b>	<b>46,662.00</b>	<b>( 107,484.11)</b>	<b>330.35</b>	<b>.00</b>	<b>( 107,484.11)</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>1,850.88</b>	<b>154,146.11</b>	<b>46,662.00</b>	<b>( 107,484.11)</b>	<b>330.35</b>	<b>.00</b>	<b>( 107,484.11)</b>
<b>NET REV OVER EXP</b>	<b>2,588.37</b>	<b>( 136,205.54)</b>	<b>.00</b>	<b>( 136,205.54)</b>	<b>.00</b>	<b>.00</b>	<b>( 136,205.54)</b>

**TOTAL INDIVIDUAL UNPAID RDA LOANS:**

\$	138,737.98	LMN Investments #1	
\$	61,789.63	LMN Investments #2	
\$	39,716.44	Deals N Dragons LLC	
\$	13,235.67	Los Amigos Market	
\$	92,042.99	Driftless Market & Deli	
\$	-		
<hr/>			
\$	345,522.71	<b>Total Unpaid Loans as of:</b>	<b>12/31/2020</b>

<u>Loans Due:</u>	<u>11/3/2020</u> <u>Status of Loan</u>	<u>Amount due</u>
04/06/2022	past due - May-Oct	\$ 5,953.03
04/01/2021	past due - May-Oct	\$ 2,207.52
05/01/2033	Current	
09/01/2023	Current	
02/01/2030	Current	

# RDA FUNDING SUMMARY

1/19/2021

## CURB APPEAL GRANTS

<u>Property Address</u>	<u>Owner/Business</u>	<u>Approval Date</u>	<u>Approved Amount</u>	<u>Actual Amount</u>
60 E. Main Street	Downtown Designs	4/29/2013	\$1,000.00	\$1,000.00
125 W. Main Street	JR Main Street/Riniker Rhythm	4/29/2013	\$1,000.00	\$1,000.00
80 E. Main Street	Helker Jewelry	7/22/2013	\$721.09	\$721.09
64-1/2 W. Main Street	Laufenberg & Larson Properties	9/23/2013	\$500.00	\$333.39
70 W. Main Street	Cuttin Up	9/23/2013	\$500.00	\$500.00
95 E. Main Street	Duane Deyoung/Avalon Theater	4/28/2014	\$1,000.00	\$1,000.00
20 E. Main Street	Nancy Kies	4/28/2014	\$1,000.00	\$736.25
10 E. Pine Street	Live Well Chiropractic	7/28/2014	\$1,000.00	\$1,000.00
65 S. Fourth Street	Applied Micro Technologies	7/28/2014	\$1,000.00	\$1,000.00
60 S. Court Street	CA Rich Properties/The Ticket	12/22/2014	\$1,000.00	\$1,000.00
110 W. Main Street	Joe & Rita Udelhoven	1/26/2015	\$1,000.00	\$1,000.00
95 W. Main Street	Driftless Market Building LLC	8/24/2015	\$1,000.00	\$1,000.00
80 N. Second Street	Owl Café	8/22/2016	\$497.96	\$497.96
40 E. Main Street	Bridal Boutique	7/24/2017	\$1,000.00	\$1,000.00
92 E. Main Street	2nd & Main	9/25/2017	\$1,000.00	\$1,000.00
105/127 E. Main Street	Mark Ihm	10/23/2017	\$630.58	\$630.58
60 E. Mineral Street	Deb Chandler	9/24/2018	\$1,000.00	\$1,000.00
76 E. Main Street	Charity Baxter	8/26/2019	\$650.00	\$645.00
55 W. Main Street	Joe & Rita Udelhoven	10/28/2019	\$139.62	\$139.62
110 W. Main Street	Joe Udelhoven	2/24/2020	\$818.55	\$818.55
35 N. Second Street	Kevin Cardin/Badger Bar	5/28/2020	\$1,000.00	\$480.00
135 E. Main Street	Los Amigos	12/28/2020	\$1,000.00	\$1,000.00

**Total** \$18,457.80 \$17,502.44

**Funds Remaining\*** \$2,497.56

\* The RDA approved using \$20,000 for curb appeal grants.

## AVAILABLE FUNDS

Treasurer's Cash	\$ 54,063.10
Funds for Curb Appeal Grants	<u>-\$2,497.56</u>
<b>Available Fund Balance Total</b>	<b>\$ 51,565.54</b>



*Application for Assistance*

**Curb Appeal Grants  
Property Improvement Program**  
City of Platteville Redevelopment Authority



**Owner/Applicant Information**

Name of Property Owner: Hana Hansen (HD Academy)

Mailing Address: 406 David Cir, Arena, WI 53503

Contact Information: Phone 608-379-1302 Fax \_\_\_\_\_ Email misshana@hdacademy.dance

Name of Applicant (if different than owner): Logan Hansen

Mailing Address: 406 David Cir, Arena, WI 53503

Contact Information: Phone 920-621-3240 Fax \_\_\_\_\_ Email logan@hdacademy.dance

**Property Information**

Address of Property: 50 S Oak St \_\_\_\_\_ Platteville, WI

Present/Former Use of Property: Dance Studio/Commercial Space

Proposed Use of Property: N/A

**Description of Project.** Briefly describe proposed work and materials to be used.

Tuckpoint of deteriorated brick along the east (Oak St) and south (Pine St) faces of the building. (See attached proposal)

**Project Budget.**

Total Project Cost: \$2,873.68 Requested Grant Amount (50% of Project Cost, \$1000 max): \$1,000

**Attachments.** The following information should be submitted with the application.

Before and after photographs of the property are preferred. Scaled sketches, drawings, plans and/or annotated photographs indicating the work completed would be acceptable. Invoices or other documentation indicating the project costs and what the funds were used for are required.

**Signature.** The undersigned person(s) certifies that the information in and attached to this application is true to the best of their knowledge and belief, and hereby request the Platteville Redevelopment Authority to provide assistance for the project described above.

APPLICANT: 

DATE: 1/17/21

OWNER: Hana M. Hansen

DATE: 1/17/21

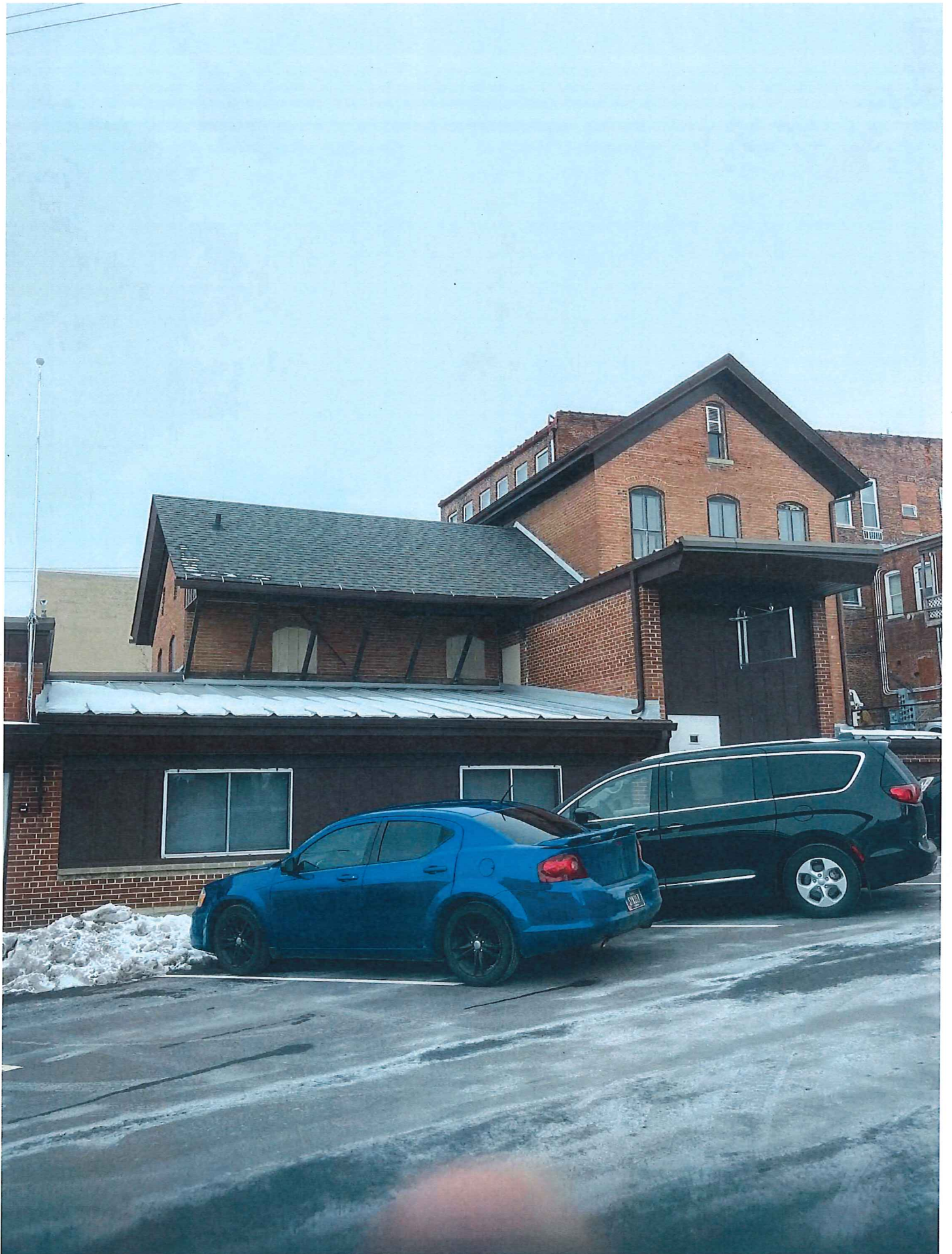
**Submit to:** Community Planning & Development Department, 75 N. Bonson Street, Platteville, WI 53818











# *Curb Appeal Grants*

## *Property Improvement Program*

*City of Platteville Redevelopment Authority*



The City of Platteville Redevelopment Authority administers several programs to help strengthen and enhance the downtown area. Attractive building facades and properties support and encourage local businesses and can have a significant effect on the attractiveness and marketability of the surrounding area. To encourage business owners to reinvest in the downtown area, the City of Platteville Redevelopment Authority is offering financial incentives, through small matching grants, to assist in the exterior improvement of these properties. More extensive projects may also be eligible for the Façade & Exterior Property Improvement loan program through the RDA.

Whenever possible, applicants are strongly encouraged to use local contractors to complete all tasks associated with their property renovation. This will not only help garner support to continue this program, but more importantly help boost our local economy.

### **Property Eligibility Requirements**

Eligible properties must be located in the downtown area within Redevelopment Area 1, as designated by the City of Platteville Redevelopment Authority (see attached map). Property owners or tenants of commercial/mixed-use structures located within this area are eligible to apply for funding. The property owner must approve of the project if a tenant is the applicant.

### **Eligible Costs**

The program is intended to assist projects that improve the exterior appearance of the property from the street. Eligible projects include uncovering and restoring historical facades, removing existing facade materials and replacing them with more appropriate and attractive designs and materials, painting, cleaning and tuck-pointing masonry, awnings, installing landscaping or other site improvements, and other detailing which leads to an enhanced appearance of the building or property along the street frontage. Roofing, internal restoration, general maintenance, or other projects that do not improve the appearance of the property are not eligible. Signage is not an eligible cost.

### **Grant Details**

If approved, the RDA will provide a reimbursement grant to the applicant for up to fifty percent (50%) of the total cost of the project, with a maximum grant of \$1000. The owner/tenant must use non-City or non-RDA funds to match the loan. The RDA has made available a total of \$20,000 for these curb appeal grants. Once these funds have been awarded, the program will end.

### **Project Requirements**

A completed application form and accompanying project details shall be submitted to the Community Development Department. The owner/tenant shall obtain a building permit as required, and exterior projects located within the Main Street Historic District may also require approval from the Historic Preservation Commission. The applicant is encouraged to obtain all approvals prior to completing the project. After the project is completed, the applicant must submit invoices or other information indicating the cost and details of the project before the reimbursement grant funds will be provided. Before and after photos of the building are encouraged. Approved projects shall be completed within 6 months of approval, unless an extension is granted by the RDA.

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**Contact:** Joe Carroll  
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