

VILLAGE BOARD AGENDA
VILLAGE OF DEERFIELD
Monday, August 24, 2020, 7:00 p.m.
Teleconference Meeting

Due to the COVID-19 Pandemic, Including Federal, State and County Emergency orders limiting crowds, the meeting is being held via teleconference. Village Board members will attend by electronic device. Members of the Village Board and public may attend by:

Phone in 1-978-990-5087 Access code: 4962217

Or by logging into www.freeconferencecall.com – drop down Online meetings, Join meeting, code mccredie

- I. CALL TO ORDER – NOTING OF ROLL BY CLERK/SIGN IN SHEET
- II. CONSENT AGENDA
 - A. APPROVAL OF MINUTES FROM AUGUST 10, 2020
 - B. APPROVAL OF VOUCHERS
 - C. COMMITTEE REPORTS
 - 1. FIRE COMMISSION
 - 2. PLANNING COMMISSION
 - 3. LIBRARY
 - 4. DEERFIELD CARES
 - 5. EMS
 - 6. COMMUNITY CENTER
 - 7. FINANCE
- III. PUBLIC APPEARANCES
 - A. PUBLIC COMMENTS – IF YOU WISH TO SPEAK UNDER PUBLIC COMMENTS YOU MUST CONTACT THE VILLAGE HALL AT 608-764-5404 PRIOR TO 9:00AM THE DATE OF THE MEETING
- IV. NEW BUSINESS
 - A. REVIEW & ACTION:
 - 1. DISCUSS/CONSIDER PAY REQUEST NO. 2 AND CHANGE ORDER NO 1 FROM GMS EXCAVATING FOR THE TID #3 W NELSON STREET PROJECT
 - 2. DISCUSS/CONSIDER REQUEST FROM THE DEERFIELD CHAMBER OF COMMERCE ECONOMIC DEVELOPMENT COMMITTEE
 - 3. DISCUSS/CONSIDER A TID #3 GRANT REQUEST AND DEVELOPER’S AGREEMENT WITH DEERFIELD TIRE AND AUTO LLC/TROY FELTZ FOR 116/120 N MAIN STREET
 - 4. DISCUSS/CONSIDER A TID #3 GRANT REQUEST AND DEVELOPER’S AGREEMENT WITH LAINE GOLDMAN FOR 35/37 N MAIN STREET
- V. STAFF/BOARD REPORTS
- VI. ADJOURN

Notice is hereby given that it is possible that a majority of the Village Board or other governmental body may be present at the above meeting of the VILLAGE BOARD to gather information about a subject over which they have ultimate decision-making responsibility. If such a majority is present, it will constitute a meeting of the Village Board or other governmental body under Wisconsin's Open Meeting Laws and is hereby being noticed as such, although only the VILLAGE BOARD will take formal action at the above meeting. If you require an interpreter, materials in alternate formats, or other accommodations to access this meeting, please contact the Village Clerk at 764-5404 at least 24 hours prior to the meeting.
Elizabeth McCredie, Clerk
Village of Deerfield

VILLAGE BOARD MINUTES
VILLAGE OF DEERFIELD
Monday, August 10, 2020, 7:00 p.m.
Teleconference Meeting

CALL TO ORDER – NOTING OF ROLL BY CLERK/SIGN IN SHEET

The meeting was called to order at 7:00pm by President Frutiger. The meeting was held virtually via Free Conference Call technology. Roll call: Evensen, Wilkinson, Wieczorek, Kositzke, Tebon and Frutiger present. Absent: McMullen.

CONSENT AGENDA

Motioned by Tebon and seconded by Evensen to approve the August 10, 2020 agenda as posted. All ayes, motion carried.

A. APPROVAL OF MINUTES FROM JULY 27, 2020

Motion by Evensen and seconded by Wieczorek to approve the minutes from July 27, 2020 with amendment to section II (B) (3) line two correct "singular". Abstained: Frutiger. All ayes, motion carried.

B. APPROVAL OF VOUCHERS

The Finance Committee reviewed and recommended payment for the vouchers listed. Motioned by Wilkinson and seconded by Frutiger to approve payment of checks #55561 to #55587 totaling \$62,866.73. All ayes, motion carried.

C. COMMITTEE REPORTS

1. LIBRARY

No Report.

2. BOARD OF REVIEW

Evensen reported they met at July 30 and no residents made appointments or came in person.

3. JOINT INTERACTIVE

Wilkinson reported that school is starting virtual and if/when they start back in person it will start with younger grades first. The only fall sport that may occur would be Cross Country because it is considered a low risk sport. The school is working on another referendum.

4. COMMUNITY CENTER

Evensen reported that the center is suppling about 47 meals to seniors. T-ball and soccer practices are taking place with following the State/County COVID-19 guidelines. A new rental policy has been established and approved, but the kitchen will not be rented out because of COVID-19. Food pantry numbers are increasing with new people utilizing the pantry. They are completing forms to turn the PPE loan into a grant and By-Laws have been approved.

5. CABLE

Dave Lemke reported they authorized an upgrade of some computer equipment, software and a server. Lynn Meyer will be social distancing training with Larry Chua. The school has changed insurance carriers and as a result cable will no longer be under the school's insurance policy. Lemke is working with the Village to be covered under their policy.

6. PUBLIC WORKS

Tebon reported that the E. Quarry St resurfacing project has been completed, the bike path was repaved. Alliant Energy will be replacing approximately 4,000 linear feet of gas main in the Village and property owners will be notified of the work. Nelson Street opened back up today for traffic. Public Works is working on fixing the splash pad.

7. FINANCE

Tebon reported that the Community Center requested to utilize the DCDTF proceeds to use as a loan to help the center out with their expenses. It was determined that it wasn't permitted with how the Trust Fund Grants are established.

NEW BUSINESS

A. RESOLUTIONS

1. RESOLUTION R2020-09 AWARD CONTRACT FOR TID #3 DOWNTOWN REDEVELOPMENT PROJECT – MAIN STREET AND PARK DRIVE AND CONSIDER CHANGE ORDER #1

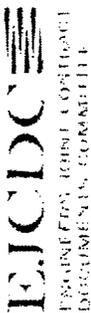
Tebon reported that this topic was tabled in anticipation of receiving numbers from Ehlers. The lighting downtown will need to be revisited and possibly have the Village maintain the poles. If the contractor is ready to start this fall the focus will be on Park Drive and the parking lot. It was expressed to have the downtown project start this year to because of the shape of the sidewalks and to have the project complete for when businesses open again, they don't have to deal with a closed street. Motioned by Tebon and seconded by Evensen to award the contract to Raymond P. Cattell, Inc. in the amount of \$611,155.00 (Resolution R2020-09) and execute Change Order #1 for a credit of \$103,900 bringing the current project budget in at \$507,255.00. All ayes, motion carried.

STAFF/BOARD COMMUNICATION

ADJOURN

Motioned by Tebon and seconded by Evensen to adjourn at 7:40 pm. All ayes, motion carried.

/S/ Kim Grob, Deputy Clerk-Treasurer



Contractor's Application for Payment No. 2 - PARTIAL

Application Period: thru 8/10/20	Application Date: 8/20/2020
To (Owner): Village of Deerfield 4 N. Main Street, PO Box 66 Deerfield, WI 53531	Via (Engineer): Town & Country Engineering, Inc. 2912 Marketplace Drive, Suite 103 Madison, WI 53719
Project: 2020 Street and Utility Improvements - West Nelson Street; Village of Deerfield	
Owner's Contract No.:	Engineer's Project No.: DE 138
Contractor's Project No.:	

Application For Payment Change Order Summary

Approved Change Orders	Additions	Deductions
1	\$5,147.50	
TOTALS \$5,147.50 \$0.00		
NET CHANGE BY CHANGE ORDERS \$5,147.50		

1. ORIGINAL CONTRACT PRICE..... \$ 296,640.00
2. Net change by Change Orders..... \$ 5,147.50
3. Current Contract Price (Line 1 ± 2)..... \$ 301,787.50
4. TOTAL COMPLETED AND STORED TO DATE \$ 283,950.79
5. RETAINAGE:
 - a. 2.5% X \$ 296,640.00 Original Contract Amount \$ 7,416.00
 - b. 0.0% X \$ Stored Material..... \$ -
 - c. Total Retainage (Line 5.a + Line 5.b)..... \$ 7,416.00
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ 276,534.79
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ 79,311.70
8. AMOUNT DUE THIS APPLICATION..... \$ 197,223.09

Contractor's Certification The undersigned Contractor certifies, to the best of its knowledge, the following: (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment; (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for	
By:	Date: 8/20/2020

Payment of: \$ 197,223.09
 (Line 8 or other - attach explanation of the other amount)

is recommended by: (Engineer) 8/20/2020 (Date)

Payment of: \$ _____
 (Line 8 or other - attach explanation of the other amount)

is approved by: _____ (Owner) _____ (Date)

APPLICATION FOR PAYMENT NO. 2 - PARTIAL

To: Village of Deerfield, 4 N. Main St., PO Box 66, Deerfield, WI 53531 (OWNER)
 From: G.M.S. Excavators, Inc., 10248 North County Road F, Edgerton, WI 53534 (CONTRACTOR)
 Project: 2020 Street and Utility Improvements – West Nelson Street; Village of Deerfield
 Engineer's Project Number: DE138 For work accomplished through: 8/10/2020 Payment Request date: 8/20/2020

ITEM NO.	DESCRIPTION OF WORK	CONTRACTOR'S SCHEDULE OF VALUES		PREVIOUS REQUESTS		THIS PERIOD		TOTAL COMPLETED			
		QUANT.	UNITS	UNIT PRICE	AMOUNT	QUANT.	AMOUNT	QUANT.	AMOUNT		
BASE BID											
1.	8" D.I. Water Main	420	lin. ft.	\$ 87.00	\$ 36,540.00	400	\$ 34,800.00	24	\$ 2,088.00	424	\$ 36,888.00
2.	6" D.I. Water Main & Hydrant Leads	85	lin. ft.	\$ 82.00	\$ 6,970.00	23	\$ 1,886.00	61	\$ 5,002.00	84	\$ 6,888.00
3.	8" Gate Valves and Boxes	3	each	\$ 1,850.00	\$ 5,550.00	2	\$ 3,700.00	1	\$ 1,850.00	3	\$ 5,550.00
4.	6" Gate Valves and Boxes	3	each	\$ 1,750.00	\$ 5,250.00	1	\$ 1,750.00	2	\$ 3,500.00	3	\$ 5,250.00
5.	Hydrants	1	each	\$ 5,200.00	\$ 5,200.00	1	\$ 5,200.00	0	\$ -	1	\$ 5,200.00
6.	1" Corporation Stops	1	each	\$ 300.00	\$ 300.00	0	\$ -	1	\$ 300.00	1	\$ 300.00
7.	1" Curb Stops	1	each	\$ 325.00	\$ 325.00	0	\$ -	1	\$ 325.00	1	\$ 325.00
8.	1" Copper Water Service Laterals	90	lineal ft.	\$ 60.00	\$ 5,400.00	0	\$ -	90	\$ 5,400.00	90	\$ 5,400.00
9.	Water Service Lateral Reconnections	3	each	\$ 500.00	\$ 1,500.00	0	\$ -	3	\$ 1,500.00	3	\$ 1,500.00
10.	Existing Main Reconnections	2	each	\$ 2,500.00	\$ 5,000.00	2	\$ 5,000.00	1	\$ 2,500.00	3	\$ 7,500.00
11.	Sanitary Manhole Castings	3	each	\$ 600.00	\$ 1,800.00	0	\$ -	0	\$ -	0	\$ -
12.	Remove and Replace Sanitary Manhole Top with 8-inch Thick Flat Slab Top with Offset Opening	2	each	\$ 1,400.00	\$ 2,800.00	0	\$ -	1	\$ 1,400.00	1	\$ 1,400.00
13.	Remove, Rotate and Reset Sanitary Manhole Top Cone Section	1	lump sum	\$ 1,200.00	\$ 1,200.00	0	\$ -	0	\$ -	0	\$ -
14.	Rectangular Curb Inlet Replacement, Including Casting	1	lump sum	\$ 2,000.00	\$ 2,000.00	0	\$ -	1	\$ 2,000.00	1	\$ 2,000.00
15.	Excavation/Fill to Subgrade	1	lump sum	\$ 28,000.00	\$ 28,000.00	0.8	\$ 22,400.00	0.2	\$ 5,600.00	1	\$ 28,000.00
16.	Excavation and Disposal of Bad Subbase Below Subgrade	175	cu. yd.	\$ 15.00	\$ 2,625.00	0	\$ -	20	\$ 300.00	20	\$ 300.00
17.	3" Breaker Run Replacement of Excavation of Bad Subbase Below Subgrade	1,800	tons	\$ 16.00	\$ 28,800.00	0	\$ -	563	\$ 9,008.00	563	\$ 9,008.00
18.	3/4" Crushed Aggregate Base Course	1,200	tons	\$ 16.00	\$ 19,200.00	0	\$ -	1826	\$ 29,216.00	1826	\$ 29,216.00
19.	30" Concrete Curb & Gutter	1,350	lin. ft.	\$ 18.00	\$ 24,300.00	0	\$ -	1400	\$ 25,200.00	1400	\$ 25,200.00
20.	4" Thick Concrete Sidewalk	5,500	sq. ft.	\$ 6.00	\$ 33,000.00	0	\$ -	4265	\$ 25,590.00	4265	\$ 25,590.00
21.	6" Thick Concrete Sidewalk and Driveways	1,000	sq. ft.	\$ 7.00	\$ 7,000.00	0	\$ -	1449	\$ 10,143.00	1449	\$ 10,143.00
22.	8" Thick Concrete Driveways	150	sq. ft.	\$ 10.00	\$ 1,500.00	0	\$ -	268	\$ 2,680.00	268	\$ 2,680.00
23.	Truncated Dome Panels	12	sq. ft.	\$ 40.00	\$ 480.00	0	\$ -	0	\$ -	0	\$ -
24.	Tree Removal	1	lump sum	\$ 3,000.00	\$ 3,000.00	1	\$ 3,000.00	0	\$ -	1	\$ 3,000.00
25.	Topsoil Restoration, Seeding, Fertilizing & Mulching	2,000	sq. yds.	\$ 6.00	\$ 12,000.00	0	\$ -	2100	\$ 12,600.00	2100	\$ 12,600.00

APPLICATION FOR PAYMENT NO. 2 - PARTIAL

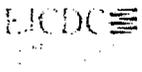
Project: 2020 Street and Utility Improvements – West Nelson Street, Village of Deerfield
 Engineer's Project Number: DE138

For work accomplished through: 8/10/2020
 Payment Request date: 8/20/2020

ITEM NO.	DESCRIPTION OF WORK	CONTRACTOR'S SCHEDULE OF VALUES		PREVIOUS REQUESTS		THIS PERIOD		TOTAL COMPLETED			
		QUANT.	UNITS	UNIT PRICE	AMOUNT	QUANT.	AMOUNT	QUANT.	AMOUNT		
26.	1.75" Hot Mix Asphalt Surface Course, Type 5 LT	225	tons	\$ 85.00	\$ 19,125.00	0	\$ -	236.5	\$ 20,102.29	236.498	\$ 20,102.29
27.	1.75" Hot Mix Asphalt Lower Course, Type 4 LT	225	tons	\$ 81.00	\$ 18,225.00	0	\$ -	220	\$ 17,820.00	220	\$ 17,820.00
28.	Clean & Tack	2,100	sq. yd.	\$ 0.40	\$ 840.00	0	\$ -	0	\$ -	0	\$ -
29.	3" Hot-Mix Asphalt Paving and Driveways	260	sq. yd.	\$ 26.00	\$ 6,760.00	0	\$ -	293	\$ 7,618.00	293	\$ 7,618.00
30.	Sawcutting Existing Concrete and Asphalt Pavements	750	lineal ft.	\$ 3.00	\$ 2,250.00	750	\$ 2,250.00	25	\$ 75.00	775	\$ 2,325.00
31.	Erosion Control	1	lump sum	\$ 2,000.00	\$ 2,000.00	0.5	\$ 1,000.00	0.5	\$ 1,000.00	1	\$ 2,000.00
32.	Traffic Control	1	lump sum	\$ 5,000.00	\$ 5,000.00	0.5	\$ 2,500.00	0.5	\$ 2,500.00	1	\$ 5,000.00
SUPPLEMENTAL BID ITEMS											
S1.	Property Corner Replacement	4	each	\$ 300.00	\$ 1,200.00	0	\$ -	0	\$ -	0	\$ -
S2.	Removal and Replacement of Unsuitable Trench Backfill	150	cu. yd.	\$ 10.00	\$ 1,500.00	0	\$ -	0	\$ -	0	\$ -
SUBTOTAL WORK ITEMS				\$	296,640.00	\$	83,486.00	\$	195,317.29	\$	278,803.29

CHANGE ORDERS

CHANGE ORDER NO. 1											
ITEM NO.	DESCRIPTION OF WORK	QUANT.	UNITS	UNIT PRICE	AMOUNT	PREVIOUS REQUESTS QUANT.	PREVIOUS REQUESTS AMOUNT	THIS PERIOD QUANT.	THIS PERIOD AMOUNT	TOTAL COMPLETED QUANT.	TOTAL COMPLETED AMOUNT
CO-1.1	Thickened Edge Sidewalk	133	lineal ft.	\$ 12.50	\$ 1,662.50			133	\$ 1,662.50	133	\$ 1,662.50
CO-1.2	1.5" Curb Stop	1	each	\$ 400.00	\$ 400.00			1	\$ 400.00	1	\$ 400.00
CO-1.3	1.5" Corp Stop	1	each	\$ 425.00	\$ 425.00			1	\$ 425.00	1	\$ 425.00
CO-1.4	1.5" Copper Water Service Lateral	38	lineal ft.	\$ 70.00	\$ 2,660.00			38	\$ 2,660.00	38	\$ 2,660.00
TOTAL WORK ITEMS AND CHANGE ORDERS				\$	301,787.50	\$	83,486.00	\$	200,464.79	\$	283,950.79



Date of Issuance: 8/20/20 Effective Date: 8/24/20
 Owner: Village of Deerfield Engineer's Project No.: DE 138
 Contractor: G.M.S. Excavators, Inc.
 Engineer: Town & Country Engineering, Inc.
 Project: 2020 Street & Utility Improvements - West Nelson Street, Village of Deerfield

The Contract is modified as follows upon execution of this Change Order:
 The Village requested that the Contractor omit items and costs related to the walkway between Main Street and Park Drive. The following bid items were adjusted accordingly.

Description:	Quant.	Unit	Unit Price	Amount
CO-1.1 Thickened Edge Sidewalk	133	lineal ft.	\$ 12.50	\$ 1,662.50
CO-1.2 1.5" Curb Stop	1	each	\$ 400.00	\$ 400.00
CO-1.3 1.5" Corp Stop	1	each	\$ 425.00	\$ 425.00
CO-1.4 1.5" Copper Water Service Lateral	38	lineal ft.	\$ 70.00	\$ 2,660.00
TOTAL CHANGE ORDER				\$5,147.50

Attachments: letter from Contractor

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$296,640.00	Original Contract Times: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
[[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___: \$0.00	[[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___: Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$296,640.00	Contract Times prior to this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
[[Increase] [Decrease] of this Change Order: \$5,147.50	[[Increase] [Decrease] of this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order: \$301,787.50	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____ days or dates

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By:
 Engineer (Authorized Sign.)
 Title: Project Engineer
 Date: 8/20/2020

By: _____
 Owner (Authorized Sign.)
 Title: _____
 Date: _____

By:
 Contractor (Authorized Sign.)
 Title: Presid
 Date: 8/20/20

August 17, 2020

Re: Tax Incremental District #3, Village of Deerfield, Dane County WI

To: Village of Deerfield Planning Commission and Village Board

Dear Village People,

The Deerfield Chamber of Commerce Economic Development Committee wishes to express its gratitude for the progress achieved, and yet to be achieved, in TID #3. It was just over two years ago that we all attended informational meetings presented by Paul Jardin and hosted by Wisconsin Fine Blanking and others. Since those initial moments, there has been a “robust” program to rebuild several of the historic downtown buildings, a remarkable finale to the effort for the expansion of Truckstar, and contracts signed for major improvement to parts of both Main Street and Park Street.

The driving force for these accomplishments has been the use of tax incremental financing for the grants and for the payment of the public improvements. TIF is the key economic development tool for these projects. TID #3 is at a wonderful point in the life of a mixed-use district. We can see the residential neighborhood that generates most of the revenue. We can easily project new growth and new revenues. We can use this information to finish the improvements we are close to having complete.

Ehlers has just supplied information that allows us a pathway to the finish. The TIF statutes create an “Extension Eligibility” of up to 6 years of using the revenue flow to meet the Villages goals. There does not seem a need to use six years but three years of the additional revenue of a projected \$500,000. per year would be more than adequate. Our committee understands the needs of the community including the school district. We believe that the better the downtown provides services, the stronger the overall community including the school system.

Specifically, we would like the Plan Commission to have a meeting with the Board and the Chambers Economic Development Committee to strategically review the use of the Extension Eligibility for a period of three years. As part of

that meeting, we would be able to fine tune “safe” revenue projections and plan the possible expenditures. We understand there is a “deadline” of September 12, 2020 to set any expenditure. Therefore, we would have to move quickly but it is interesting that COVID-19 has made meetings very convenient and easy to attend with your cell phone. (We also would like to find out if the Wisconsin Department of Revenue allows that date to be extended since the pandemic has disrupted the timelines of most aspects of “forward progress”.)

We are presenting this communication as part of the “Citizen Input” at the start of the August 17, 2020 Planning Commission and requesting this information be sent to the Village Board members also. This Village has a very rare opportunity to be able to fund more improvements to both the public infrastructure and to private business that can create the need for those public improvements. Given the “cycle” that seems to be tied to the U.S. Highway that skewers our community, this is the chance to lift ourselves up for the next 30 years. Please consider this once- in-a-generation opportunity to continue to use the tool that is TIF. We are available for comment and ready to help in this endeavor.

In community,

Deerfield Chamber of Commerce Economic Development Committee

MEMORANDUM

TO: Village of Deerfield Village Board
FROM: Greg Johnson, Ehlers Senior Municipal Advisor
DATE: August 20, 2020
SUBJECT: TID #3 cash flow analysis

The purpose of this memo is to put the Village of Deerfield TID #3 cash flow analysis dated August 6, 2020 into the appropriate context. This memo summarizes comments sent via e-mail to the Village when the analysis was transmitted.

The TID #3 analysis was updated at the request of the Village. The update took into consideration the Village's 2019 audit, final State Trust Fund Loan amortization schedule, updated TID tax rates, updated costs incurred, updated increment values as of 1/1/2020, and estimates for grant revenue received. As was discussed when the TID #3 amendment was completed in 2019, the project costs for the district remained fluid as all project costs were not yet finalized. A year after the amendment was completed, more has come into focus, but all these variables are still a factor impacting the performance of the district. The cash flow analysis developed for the project plan amendment last year illustrated the district needed to generate about \$520,000 - \$580,000 of increment value (constructed from 2019 - 2024) to pay for the remaining project costs of the district.

The increment value for TID #3 as of 1/1/2020 indicates the district lost (\$2,137,800) of increment value last year. The analysis on pages 1-4 attached illustrates the district now will need to see an additional \$2,650,000 of value constructed from 2020-2024 in order to close by the end of the district's maximum life in 2026 just to pay for the project costs already completed last year or expected to be completed this year. No new project costs were included in this scenario. It appears this scenario was interpreted as the amount of increment value that is expected going forward. That is not accurate. This scenario was developed to illustrate the increment value needed just to cover project costs already incurred or committed. The loss of value as of 1/1/2020 means the district will need to generate significantly more increment value over the next several years just to pay for the project costs already expended and still close by 2026. This district is not well positioned to take on more costs.

A second scenario on pages 5-6 determines how much longer the district would need to remain open if no additional increment value is generated just to pay for projects completed or in progress. If no additional increment value is generated, the district will need to remain open an additional two years just to recover costs already incurred. No new costs are included in this scenario either.

Based on the updated project costs provided and the loss in value this past year, it seems likely an extension will be needed just to cover costs already completed or funded. The Village has completed many of the projects identified in the last amendment, including the road projects and the downtown grants as expected. If the Village spends additional funds on project costs beyond what has already been accounted for, it reduces the likelihood the district will close by the end of its maximum life. This district is not well positioned to take on more costs.

Village of Deerfield

Tax Increment District #3

Development Assumptions

Construction Year	Value needed to cover costs	Annual Total	Construction Year
16	2,650,000	2,650,000	2020
17	2,650,000	2,650,000	2021
18	2,650,000	2,650,000	2022
19	2,650,000	2,650,000	2023
20	2,650,000	2,650,000	2024
Totals		13,250,000	

Notes:

Village of Deerfield Tax Increment District #3

Tax Increment Projection Worksheet

Base Value	9,970,400
Appreciation Factor	
Base Tax Rate	\$20.53
Rate Adjustment Factor	-1.06%

Mixed Use	
September 12, 2005	
Jan 1, 2005	
20	
15	9/12/2020
20	2026
Yes	6
No	

Type of District	
District Creation Date	
Valuation Date	
Max Life (Years)	
Expenditure Period/Termination	
Revenue Periods/Final Year	
Extension Eligibility/Years	
Recipient District	

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
12	0	2017		18,568,000	2018	\$23.10	428,976
13	3,333,300	2018		21,901,300	2019	\$21.29	466,332
14	2,336,000	2019		24,237,300	2020	\$20.53	497,499
15	(2,137,800)	2020		22,099,500	2021	\$20.32	449,082
16	2,650,000	2021	0	24,749,500	2022	\$20.12	497,903
17	2,650,000	2022	0	27,399,500	2023	\$19.92	545,703
18	2,650,000	2023	0	30,049,500	2024	\$19.72	592,497
19	2,650,000	2024	0	32,699,500	2025	\$19.52	638,301
20	2,650,000	2025	0	35,349,500	2026	\$19.32	683,129
Totals	16,781,500		0			Future Value of Increment	4,799,422

Notes:

Actual results will vary depending on development, inflation of overall tax rates.
RPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Village of Deerfield

Tax Increment District #3

DRAFT Cash Flow Projection Page 1 of 2 8/6/2020

Year	Projected Revenues					Debt Issues						
	Tax Increments	Other Revenue	Borrowed Funds	Personal Property Aid payment	Brownfield Grant ¹	SAG Grant	Total Revenues	G.O. Bonds 2,440,000 Dated Date: 07/15/08	G.O. Notes 1,090,000 Dated Date: 12/03/15	G.O. Bonds 1,495,000 Dated Date: 05/26/16	State Trust Fund Loan 1,400,000 Dated Date: 06/19/20	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2017							84,833	4,299	57,341	4,476	23,565	22,024
2018	428,976	338							52,128	3,845	117,824	21,788
2019	466,332	3,419		1,611					52,128	3,845	117,824	21,788
2020	497,499	200	1,400,000	5,595	103,250	116,475			52,128	3,168	113,111	20,610
2021	449,082	200		5,595					50,390	2,386	113,111	19,366
2022	497,903	200		5,595					17,376	1,529	108,398	17,952
2023	545,703	200		5,595					17,376	1,182	155,528	16,434
2024	592,497	200		5,595					17,376	834	150,815	14,101
2025	638,301	200		5,595					17,375	417	150,815	11,613
2026	683,129	200		5,595							146,102	8,898
											141,389	5,976
											136,676	1,503
Total	4,799,422	5,157	1,400,000	40,776	103,250	116,475	84,833	4,299	281,490	17,836	1,357,333	160,264
											1,400,000	127,024

Notes:

1. Assumes 50% of Brownfield grant maximum

Village of Deerfield
Tax Increment District #3

DRAFT Cash Flow Projection Page 2 of 2 8/6/2020

Year	Other Expenditures										Balances								
	Interest on Advances	Admin. Fees ¹	Eco. Dev. Coordinator	W. Nelson	W. Nelson	W. Nelson	40	Other ²	Liberty Commons Grant	Welsh Grant	Grants (Financed W/with Loan)	Payment to Tierney	Park Drive & Main Street	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year	
2017																(641,573)		2017	
2018	305	20,121			88,064	2,272	10,940	52,361		91,396				370,601	58,713	(582,860)		2018	
2019	230	20,070	30,103		12,971	141,800	1,500	945	24,000				519,320	(47,957)	(630,817)	1,387,966		2019	
2020	300	20,000	14,281	385,304		126,481	7,750			408,604		619,661	1,771,398	351,622	(279,193)	2,622,726		2020	
2021	300	20,000					10,000				125,000		595,056	(140,179)	(419,375)	2,233,095		2021	
2022	300	20,000					10,000						430,059	73,639	(345,735)	1,885,098		2022	
2023	300	20,000					10,000						475,324	76,175	(269,561)	1,483,860		2023	
2024	300	20,000					10,000						467,930	130,362	(139,199)	1,081,112		2024	
2025	300	20,000					10,000						465,024	179,072	39,873	671,859		2025	
2026		20,000					10,000						439,504	249,420	289,293	278,065		2026	
													147,365						
													138,179						
	2,335	180,191	44,384	385,304	101,035	270,553	80,190	53,306	24,000	500,000	125,000	620,381	5,819,759					Total	

Notes:

- Administrative fees pay for portion of Village costs for labor and materials related to TID #3 administration
- Other costs include professional services costs

Projected TID Closure

Village of Deerfield
Tax Increment District #3

DRAFT Cash Flow Projection with extension Page 1 of 2 8/6/2020

Year	Projected Revenues						Debt Issues						
	Tax Increments	Other Revenue	Borrowed Funds	Personal Property payment	Brownfield Grant ¹	SAG Grant	Total Revenues	G.O. Bonds 2,440,000 Dated Date: 07/15/08	G.O. Notes 1,090,000 Dated Date: 12/03/15	G.O. Bonds 1,495,000 Dated Date: 05/26/16	State Trust Fund Loan 1,400,000 Dated Date: 06/19/20		
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	
2017													
2018	428,976	338					84,833	57,341	4,476	23,565	22,024		
2019	466,332	3,419		1,611				52,128	3,845	117,824	21,788		
2020	497,499	200	1,400,000	5,595	103,250	116,475		52,128	3,168	113,111	20,610		
2021	449,082	200		5,595				50,390	2,386	113,111	19,366	226,130	
2022	449,082	200		5,595				17,376	1,529	108,398	17,952	222,223	
2023	449,082	200		5,595				17,376	1,182	155,528	16,434	228,334	
2024	449,082	200		5,595				17,376	834	150,815	14,101	234,558	
2025	449,082	200		5,595				17,375	417	150,815	11,613	241,063	
2026	449,082	200		5,595						146,102	8,898	247,692	
2027	449,082									141,389	5,976	6,812	
2028	449,082									136,676	1,503		
Total	4,087,300	5,157	1,400,000	40,776	103,250	116,475	84,833	281,490	17,836	1,357,333	160,264	1,400,000	127,024

Notes:
 1. Assumes 50% of Brownfield grant maximum

Village of Deerfield
Tax Increment District #3

DRAFT Cash Flow Projection with extension Page 2 of 2 8/6/2020

Year	Other Expenditures										Balances							
	Interest on Advances	Admin. Fees ¹	Eco. Dev. Coordinator	W. Nelson	W. Nelson	W. Nelson	40	Other ²	Liberty Commons Grant	Welsh Grant	Grants (Financed With Loan)	Payment to Tierney	Park Drive & Main Street	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2017	305	20,121						10,940	52,361					370,601	58,713	(641,573)		2017
2018	230	20,070	30,103	88,064	12,971	141,800	1,500	945	24,000	91,396		720	519,320	(47,957)	(582,860)	1,387,966	2018	
2019	300	20,000	14,281	385,304		126,481	7,750			408,604	125,000	619,661	1,771,398	351,622	(279,195)	2,622,726	2019	
2020	300	20,000					10,000						595,056	(140,179)	(419,375)	2,233,095	2020	
2021	300	20,000					10,000						430,059	24,818	(394,556)	1,885,098	2021	
2022	300	20,000					10,000						475,324	(20,446)	(415,003)	1,483,860	2022	
2023	300	20,000					10,000						467,930	(13,053)	(428,056)	1,081,112	2023	
2024	300	20,000					10,000						465,024	(10,147)	(438,202)	671,859	2024	
2025	300	20,000					10,000						439,804	15,073	(423,129)	278,065	2025	
2026	300	20,000					10,000						177,665	271,417	(151,712)	136,676	2026	
2027	300	20,000					10,000						168,479	280,603	128,891	(0)	2027	
2028	300	20,000					10,000											2028
	3,235	220,191	44,384	385,304	101,035	270,553	100,190	53,306	24,000	500,000	125,000	620,381	5,880,659					Total

Notes:

- Administrative fees pay for portion of Village costs for labor and materials related to TID #3 administration
- Other costs include professional services costs

Projected TID Closure

TID #3 Grant Applications
 Acct. #511-51000-401

Not to exceed \$ 500,000.00

Application Dated	Parcel Number	Presented to Plan Commission	Approved by Village Board	Vendor	AMOUNT	Amount Paid	Balance Remaining
4/29/2019	0712-214-7274-9	5/20/2019	6/10/2019	Klinefelter Rentals, LLC	\$ 56,000.00	\$ 56,000.00	\$ -
7/11/2019	0712-214-4209-1	8/19/2019	10/14/2019	Tera Schroeder/Karizma Hair Salon	\$ 38,640.00	\$ 38,640.00	\$ -
7/8/2019	0712-214-7338-2	8/19/2019	10/14/2019	Sherry Lange Agency, LLC	\$ 46,500.00	\$ 30,292.58	\$ 16,207.42
8/3/2019	0712-214-7469-4	8/19/2019	10/14/2019	Wilfredo Dextre	\$ 67,655.00	\$ 29,710.00	\$ 37,945.00
9/11/2019	0712-214-7219-6	9/16/2019	Withdrawn	Alan Mikkelson (\$1325)	\$ -	\$ -	\$ -
9/11/2019	0712-214-4850-7	9/16/2019	Withdrawn	Rocking M Investments, LLC (\$8730)	\$ -	\$ -	\$ -
10/7/2019	0712-214-7515-7	10/21/2019	10/28/2019	Deerfield Rentals, LLC 2-4 S Main	\$ 51,677.00	\$ 51,677.00	\$ -
12/9/2019	0712-214-7515-7	12/16/2019	12/23/2019	Pelletier Howard 8-10 N Main St	\$ 15,000.00	\$ 15,000.00	\$ -
4/23/2020	0712-214-4850-7	Denied		Benoy Properties LLC (\$42,000)	\$ -	\$ -	\$ -
4/23/2020	0712-214-4850-7	6/15/2020	6/22/2020	Benoy Properties LLC	\$ 4,370.00	\$ -	\$ 4,370.00
6/2/2020	0712-214-7219-6	6/15/2020	6/22/2020	Alan Mikkelson	\$ 4,975.00	\$ -	\$ 4,975.00
6/7/2020	0712-214-7308-8	6/15/2020	6/22/2020	Dinkel/Patterson 33 N Main St	\$ 42,254.80	\$ -	\$ 42,254.80
		8/14/2020		Troy Feltz			

Totals to Date \$ 327,071.80 \$ 221,319.58 \$ 105,752.22

Balance remaining for the allocation of grants \$ 172,928.20

**VILLAGE OF DEERFIELD,
DANE COUNTY, WISCONSIN:**

**AGREEMENT TO UNDERTAKE
DEVELOPMENT IN TAX INCREMENTAL
DISTRICT NO. 3:**

116 & 120 N. MAIN STREET

Tax Parcel Numbers

117/ 0712- 214- 7151-7
117/ 0712- 214- 7142-8
117/ 0712- 214- 7163-3
117/ 0712- 214- 7175-9

THIS SPACE RESERVED FOR VILLAGE

RETURN TO:
Elizabeth J. McCredie
Village of Deerfield
4 N. Main Street
Deerfield, WI 53531

DRAFTED BY:
Jared Walker Smith,
Boardman & Clark
1 S. Pinckney St., Suite 410
Madison, WI 53703

PARCEL IDENTIFICATION NUMBERS:
See this Page

See Addendum for legal description(s).

**AGREEMENT TO UNDERTAKE DEVELOPMENT IN TAX INCREMENTAL
DISTRICT NO. 3**

This Agreement To Undertake Development In Tax Incremental District No. 3 (the “**Agreement**”) regarding the property located at 116 and 120 N. Main Street, Deerfield, WI (collectively, the “**Property**”) is entered into by and between the Village of Deerfield, a Wisconsin municipal corporation (“**Village**”), and Deerfield Tire and Auto LLC and Troy Feltz (individually, a “**Developer**” and collectively, “**Developers**”) (“**Developers**”) to be effective when signed by all parties (the “**Effective Date**”).

RECITALS

1. The Village, pursuant to Wis. Stat. s. 66.1105, established Tax Incremental District No. 3 (“**TID 3**” or the “**District**”) that was created to facilitate economic development and address environmental issues within the District. The TID 3 Project Plan, as amended, authorizes cash grants as project costs of the District.
2. The Property is within the District, Deerfield Tire and Auto LLC owns 120 N. Main Street and intends to purchase 116 N. Main Street, and Developers desire to renovate the Property pursuant to the project specifications in the TIF Assistance Application dated July 10, 2020 (the “**Application**”), attached as **Exhibit A** and incorporated by reference.
3. Developers would not be able to complete the Development without tax incremental financing, and the Development is a desirable improvement within the Village.
4. Developers request that the Village provide tax incremental financing for the Development.

AGREEMENT

IN WITNESS WHEREOF, and in consideration of the above recitals which are incorporated herein by reference, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Village and Developers agree as follows:

1. Development.

A. The development (“**Development**”) is comprised of the following components as more fully described in the Application:

- i. Purchase of 116 N. Main Street, Deerfield, WI.
- ii. Demolition of existing improvements on 116 N. Main Street.
- iii. Construction of a new building on 116 N. Main Street with 2 auto service bays in substantial conformity with the design and preliminary budget estimate prepared by 1848 Construction and included in the Application.

iv. Refinish exterior of the building to establish continuity between the old and new construction.

v. Construction and installation of a new sign facing N. Main Street.

vi. Equipment purchase, including lift stations.

B. Developers agree to invest at least \$333,000.00 of Developers' own funds towards the costs of the Development (the "**Developers' Contribution**").

2. Timeline. Developers will substantially complete the Development as set forth in the Application by [redacted], 202 [redacted].

Commented [JWS1]: Completion date to be set by Board after consultation with Developer.

3. Permits and Approvals. Developers shall be responsible for obtaining all permits and approvals necessary for completion of the Development.

4. Tax Incremental Financing. The Village is providing Developers with tax incremental financing for the completion of the Development. In return, Developers agree as follows:

A. Approved Funding. The Village agrees to provide Developers with a cash grant of up to \$107,354.07 (the "**Grant**") in tax incremental financing to be used for eligible phases of the Development in accordance with this Agreement and the Application. The portions of the Grant paid shall not exceed 30% of the project costs represented in invoices received from contractors or subcontractors, up to the full amount of the Grant, for each of the following eligible phases of the Development:

Commented [JWS2]: This number can change. It was chosen to ensure that Developer's contribution is being used as well. The actual TID grant amount to overall eligible cost is roughly 25%, but a slightly higher number provides additional flexibility to Developer.

i. Purchase of 116 N. Main Street, Deerfield, WI.

ii. Demolition of existing improvements on 116 N. Main Street.

iii. Construction of a new building on 116 N. Main Street with 2 auto service bays in substantial conformity with the design and preliminary budget estimate prepared by 1848 Construction and included in the Application.

iv. Refinish exterior of the building to establish continuity between the old and new construction.

B. Payment Schedule. The Grant shall be distributed to Developers as follows:

i. Upon the completion of each phase of Development described in the Application and Section 4.A. of this Agreement, Developers shall submit to the Village certified invoices from the contractor or subcontractor confirming the costs incurred for improvements completed during that Development phase;

Commented [JWS3]: Consider whether Developer will request payments during certain phases—for example, portions of the construction—rather than at the end of the entire phase.

ii. Within thirty (30) days of receiving such a certified invoice from Developers, the Village shall distributed to Developers from the Grant funds up to

25% of the amount of the certified invoice for the payment of the contractor or subcontractor;

iii. The disbursement of future Grant amounts for the payment of such certified invoices for future phases are contingent on the Village Administrator's receipt of Lien Waivers, in a form satisfactory to the Village Attorney, from contractors and subcontractors confirming payments due from Developers for improvements to the Property are received by the Village Administrator in a form satisfactory to the Village Attorney; and

iv. The Village will continue to disburse the Grant in this manner until the Grant funds provided for in this Agreement are exhausted.

C. Performance Conditioned on Property Purchase. The Parties' performance under this Agreement is contingent upon the successful closing by Developers on 116 N. Main Street, Deerfield, WI. If Developer is unable to purchase 116 N. Main Street, then this Agreement shall terminate and no financial assistance will be provided to Developers.

D. Restrictive Covenant. The Property shall be subject to property taxation for the life of TID # 3 and shall not be exempt from property taxation, in full or in part, except as required by law. Developers shall not submit any request or application for property tax exemption of the Property, in full or in part, challenge the status of the Property as fully subject to property taxation, or seek any ruling by a court or any statutory change that would entitle the property to exemption, in full or in part. Developers agree that this Agreement shall constitute a restrictive covenant restricting the use of the Property to uses which are not exempt from real estate taxes until the dissolution of the District. The recording of this Agreement shall constitute record notice of this restriction. This restriction shall automatically terminate at the closing of the District without further action by any Party.

E. No reduction in property taxes. Until such time that the District closes, Developers will not contest any tax assessment if the contest could result in a reduction of the Property's combined assessed value below \$576,422, which equals the Property assessment as of September 24, 2019, plus the estimated assessed property value increase as a result of the Development.

Commented [JWS4]: Developer estimates that the property value increase will be \$183,122, which he notes is less than the full development cost owing to the nature of the development (and demolition of existing structure). This number has not been independently verified. The Village should consider what is appropriate to include.

5. Developers to Pay Village Costs. Developers shall pay to the Village all costs incurred by the Village, including reasonable attorney fees, arising from the consideration, negotiation, drafting, execution, and recording of this Agreement, within 30 days from receipt of an invoice evidencing the total cost for the same.

6. Acceptance of Agreement No Waiver. Nothing in this Agreement waives any obligation or requirement of Developers to obtain all necessary approvals, licenses, and permits from the Village in accordance with its usual practices and procedures, nor obligates the Village to grant any approval, license, permit, variance, exception, or conditional use, or approve any building or use the Village determines not to be in compliance with the municipal codes and ordinances of the Village, or in the best interests of the Village.

7. Access Permitted. Developers shall permit representatives of the Village to have reasonable access to the Property at all reasonable times for the purposes of reviewing compliance with this Agreement, including, but not limited to inspecting all work being performed in connection with this Agreement.

8. Default. A default is defined as the Developers' or the Village's breach of, or failure to comply with, the terms of this Agreement. The Village and the Developers reserve to themselves all remedies available at law or equity as necessary to cure any default. Remedies shall include, but are not limited to, stopping construction in the Development as necessary to correct any defect.

9. Recovery of Expenses. If, after reasonable efforts to negotiate a resolution, either party is required to resort to litigation, arbitration, or mediation to enforce the terms of this Agreement, the party not prevailing in the litigation, arbitration, or mediation shall pay all the prevailing party's costs, including reasonable attorney's fees and expert witness fees. If the court, arbitrator, or mediator awards relief to both parties, each will bear its own costs on their entirety. Each party agrees that it will request that the court enter an order determining the "prevailing party."

10. Developers' Covenants. In addition to any other warranties or representations made by Developers in this Agreement, each Developer covenants, warrants, represents, and agrees as follows:

A. All work to be performed by the Developers, or its hirees, in and on the Property will be performed in a good and workerlike manner and consistent with the prevailing industry standards for high quality construction in the area of the Village. The Developers, or its hirees, will perform all work in compliance with all applicable laws, regulations, ordinances, and permits, and the Developers will at their sole cost and expense obtain and maintain all necessary permits and licenses for such work.

B. The execution, delivery, and performance by the Developers of this Agreement and other transactions contemplated in connection with this agreement: (i) are within the legal powers and authority of the Developers, (ii) to the best of the Developers' knowledge do not and will not require the consent, approval or authorization of, or notice to, any federal or state governmental authority or regulatory body and (iii) to the best of the Developers' knowledge do not and will not conflict with, result in any violation of, or constitute a default under any provision of law or of any agreement upon the Developers.

C. To the best of the Developers' knowledge there are not litigation, arbitration, or governmental proceedings pending or threatened against the Developers which would if adversely determined, adversely and materially affect the financial condition or continued operations of the Developers.

11. Limitation on Assignment. The Developers shall have no right to assign any of their rights or obligations under this Agreement without the prior written consent of the Village, which consent shall not be unreasonably withheld or delayed.

12. Governing Law. The laws of the State of Wisconsin in all respects shall govern this Agreement.

13. Waiver. No waiver of any provision of this Agreement shall be deemed or constitute a waiver of any other provisions, nor shall it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both the Village and the Developers; nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The Village's failure to exercise any right under this Agreement shall not constitute the approval of any wrongful act by the Developers or the acceptance of any improvement.

14. Changes to Agreement. This Agreement may not be modified orally, but may be changed or amended only by agreement by the parties in a writing signed by the appropriate representatives of each party and with the actual authority of each party.

15. Governmental Immunity. Nothing contained within this Agreement is intended to be a waiver or estoppel of the Village or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including those contained within Wis. Stats. §§ 893.80, 895.52, and 345.05.

16. Severability. If any provision of this Agreement shall be held invalid under any applicable laws, such invalidity shall not affect any other provisions of this Agreement that can be given effect without the invalid provisions and, to this end, the provisions hereof are severable.

17. No Rights Vested. The provisions of this Agreement shall not vest any right in the Developers, except such rights as are expressly set forth herein or as shall be expressly provided by state statute. The Village's performance under this Agreement is contingent upon the Developers' compliance with all applicable federal, state and Village statutes, rules, regulations and ordinances.

18. Notice. Notice required or permitted by this Agreement shall be deemed effective when personally delivered in writing or three (3) days after notice is deposited with the United States Postal service, postage paid, certified and returned receipt requested and addressed as follows:

To the Village:

Village Clerk
Village of Deerfield
P.O. Box 66
4 N. Main Street
Deerfield, WI 53531

With a Copy to:

Boardman & Clark LLP
Attn: Jared Walker Smith
P.O. Box 927
Madison, WI 53701-0927

To the Developers:
Deerfield Tire and Auto LLC
c/o Troy Feltz
P.O. Box 165
Deerfield, WI 53531

19. Agreement Runs with the Land. This Agreement and the covenants contained herein shall run with the land, and shall inure to the benefit of and shall be binding upon the respective successors and permitted assigns of the Developers and the Village. The Village may record this Agreement on the record title to the Property, append a legal description for said purpose, and, in the Village's sole discretion, exclude from such recording all or portions of Exhibit A. Any excluded portions of Exhibit A shall be retained by the Village until at least the termination of the District.

IN WITNESS WHEREOF, this Agreement is effective when fully executed by the Village and Developers.

DEVELOPERS*

Deerfield Tire and Auto LLC

Troy Feltz, Member and Authorized Representative

Date signed

INDIVIDUALLY

Troy Feltz

Date signed

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF DANE)

On this ____ day of _____, 2020, before me, a notary public in and for Dane County, Wisconsin, Troy Feltz, personally appeared, to me known to be the person(s) named herein and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her voluntary act(s) and deed(s).

Notary Public, State of Wisconsin
Name: _____
My Commission: _____

VILLAGE
VILLAGE OF DEERFIELD

By: _____
Name: Gregory Frutiger
Title: Village President

Date signed

ATTESTED:

By: _____
Name: Elizabeth J. McCredie
Title: Village Administrator Clerk-Treasurer

AUTHENTICATION

Signatures of Gregory Frutiger, Village President, and Elizabeth J. McCredie, Village Administrator Clerk-Treasurer, authenticated on _____, 2020.

Jared Walker Smith
Attorney, Boardman & Clark LLP
TITLE: MEMBER STATE BAR OF WISCONSIN

EXHIBIT A
TIF ASSISTANCE APPLICATION DATED JULY 10, 2020

**ADDENDUM
LEGAL DESCRIPTION**



**REDEVELOPMENT
RESOURCES**

Project Name: Deerfield Tire and Auto Expansion and Renovation
Applicant: Troy Feltz
Address: 116 & 120 N Main
Amount requested: \$159,374

Consistency with TID Grant Guidelines

This project meets the following Objectives of the TID Grant Manual:

- #1 To maintain and promote a diverse mix of employment opportunities to minimize seasonal or cyclical employment fluctuations.
- #2 To encourage the creation and retention of permanent jobs which represent a range of wage scales appropriate to the skills and experience of the area labor force.
- #3 To encourage the leveraging of new private investment in the community.
- #4 To maintain a positive business climate which encourages the retention and expansion of existing business and industry and helps to attract desirable new business, industry, and services.
- #8 To support the downtown and main street revitalization in the Village.
- #9 To provide needed services.
- #11 To increase the tax base of the Village.

Eligibility

As the owner of 120 N Main St and prospective buyer of 116 N Main St, Mr. Feltz is an eligible applicant under the TIF Grant Manual. The renovation expenses for which grant money is being requested are considered Eligible Activities under the Grant Manual.

Project Description

Mr. Feltz plans to purchase the property just south of his current location of Deerfield Tire & Auto to expand his business there. To do so, he will demolish the existing structure at 116 N Main to build the expansion. In addition, he will renovate the outside of his existing building to match the new one and add a new sign for a consistent, appealing look. Mr. Feltz also plans to purchase and install additional lift stations to accommodate his growing business, though that is not part of the grant request. The eligible work will include:

- Purchase of 116 N Main: \$131,875
- Demolition: \$6,330
- Construction: \$277,030
- Renovations: \$23,792
- Sign: \$2,110

The total eligible project cost will be \$441,137 and Mr. Feltz is requesting a grant of \$159,374 for the project. The additional lifts will bring the complete project to an investment of \$509,374.



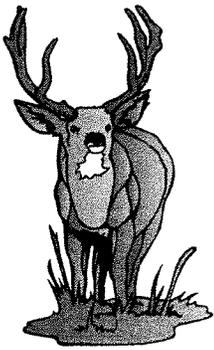
Community Benefits

Deerfield Tire & Auto provides needed services and is a great business asset in the Village. This project will allow this business to expand in-place rather than seeking a new location outside the Village. The expansion will allow Mr. Feltz to serve more customers and hire additional technicians as the business grows. Building a new building and giving the existing one a facelift and new signage will also greatly improve curb appeal of the Village since it is one of the first properties you see when entering the community from the North.

Sources & Uses

The bank of Deerfield has approved Mr. Feltz for a loan of \$350,000 for this project. He will use \$68,237 of that to purchase and install the new lifts. The remaining loan will be used toward purchasing, demolishing, constructing, and renovating. The grant will fill the remaining gap to complete the project.

	Owner's Equity/ Loan (64%)	TID 3 Grant (36%)	Total
Purchase of 116	\$84,231	\$47,644	\$131,875
Demolition	\$4,043	\$2,287	\$6,330
Construction	\$176,945	\$100,085	\$277,030
Renovations & Sign	\$16,544	\$9,358	\$25,902
Total	\$281,763	\$159,374	\$441,137



VILLAGE OF DEERFIELD

4 North Main St., P.O. Box 66, Deerfield, WI. 53531

TELEPHONE: 608-764-5404

FAX: 608-764-5807

Village President: Greg Frutiger
Village Administrator / Clerk-Treasurer: Elizabeth McCredie
www.deerfieldwi.com

Village of Deerfield
TIF Assistance Application
Approved to Form April 18, 2011

Date 7/10/2020

Fees Paid \$250.00
Per Section 2.4(1) & (2)

APPLICANT INFORMATION

PROJECT INFORMATION

Property Owner Troy Feltz

Business Name Deerfield Tire & Auto

Mailing Address Po Box 165

Project Title Expansion

Deerfield WI 53531

Project Address 120 N. main st

Contact Person Troy Feltz

Deerfield WI 53531

Contact Address _____

Contact Person phone 608-764-3337
e-mail deerfieldtireandauto@gmail.com

Parcel Number	Year <u>2019</u> Assessed Value	Year _____ Equalized Value
0712-214-7142-8	\$ 22,500	
0712-214-7151-7	\$ 3,000	
0712-214-7163-3	\$ 250,100	
0712-214-7175-9	\$ 117,700	

Information found on tax bills.

1) Description of project (250 words or less) addressing the following:

- a) Benefit to TID #3 and community
- b) Type of Project (Residential/Commercial)
- c) Redevelopment or New
- d) Number of project jobs to be created (if any)

2) Type of incentive being requested.

- a) Pay as you go
- b) Upfront payment
- c) Other _____

3) Estimated Value increase of property.

Construction Year	Value	Type
2020-2021	\$ 183,122.00	EXPANSION

4) Why assistance is needed (250 words or less).

5) Description of source of other funds with supporting documents.

6) For Grant/Incentive request over \$25,000.00 the following are also required.

- a) Site Plans
- b) Building Plans
- c) Plat Plans

Return application to: Elizabeth McCredie

P.O. Box 66
Deerfield, WI 53531



July 9, 2020

Deerfield Tire & Auto is located at 120 N. Main Street, Deerfield, WI. We have been operating in Deerfield for almost 3 years. Currently we have 3 full time technicians and 3 service lifts and due to increasing demand, we are struggling to meet our customers automotive and repair needs. We've been very happy to be part of the Deerfield community and we are hopeful that we can continue to operate in our current location. After extensive research, we have determined that our only option for expansion is to purchase Steven Bilsky Builders' property adjacent to our business. Bilsky Builders' property is directly south of our location on Main Street.

The cost of purchase of that property would be \$131,875. Demolition costs are estimated to be \$6,330. A new structure would have to be put in place adjacent to our existing building at an estimated cost of \$277,030. Lifts would need to be installed into the new vehicle bays at an estimated cost of \$68,237.40. After construction, the exterior of the building will need to be refinished in order to establish continuity between the old and new construction at an estimated cost of \$23,792. Finally, a new sign would be constructed and attached to the face of the building facing Main Street at an estimated cost of \$2,110.

The total project cost is estimated at \$509,374.40. \$350,000 is available as a loan from the Bank of Deerfield. The additional \$159,374.40 is requested as a TIF grant from the Village of Deerfield.

This application is for a TIF grant that is paid to the applicant or directly to our contractor, 1848 Construction, after specific portions of the project are completed and invoices have been provided to the Village. Although the cost of this project is not likely to result in an equal increase in the property's value, it will increase the probability of our continued operation in the Village of Deerfield.

Included are estimates from contractors including images and/or designs where appropriate. Please feel free to contact Troy Feltz at (608)764-3337 if any additional information is needed.

Deerfield Tire & Auto Deerfield, WI

PRELIMINARY BUDGET ESTIMATE FOR 120 N. Main

*30' x 60' PEMB addition:
2 Auto Service Bays*

1	Design (<i>Archit, Struct & Civil</i>)	\$30,000
2	Permits & Fees	1,000
3	General Conditions	12,500
4	Supervision / Mgt	35,000
5	Demolition	6,000
6	Substructure (<i>foundations</i>)	27,500
7	Superstructure (<i>ext. framing</i>)	63,000
8	Enclosures (<i>3 OH doors, etc</i>)	20,000
9	Partitions	---
10	Interior Finishes	5,000
11	Sitework (<i>excavation, prk lot</i>)	28,000
12	Mechanical (<i>HVAC, plmbng</i>)	10,000
13	Electrical	15,000
	Sub-Total	<u>\$253,000</u>
	CM Fee	30,360

TOTAL ESTIMATE \$240,000-\$300,000

ASSUMPTIONS; Owner will purchase adjacent property and handle demolition of existing structure, proposed bay widths meet municipal setback allowances (not yet verified), etc.

EXCLUSIONS:

- **Sitework:** Overall sitework needs to be confirmed. Estimate does not include potential grading or retaining walls if needed on approach from alley
- **Bio-Infiltration:** One civil engineer raised caution if more than 4,000 SF of site is disturbed (including any utility trenching, etc.) it may trigger bio-infiltration needs as it was a gas station years ago. There could be residual ground contamination which would force us into bio-infiltration and they stated the only place on the existing/new lot for that would be underground, which could cost in the range of \$50k.
- **Sitework Equipment**
- **Utility Connections**
- **FF&E**
- **Construction Contingency**
- **Business Signage**

"Design" include(s): Quote provided by Sketchworks. This includes Architectural and structural design as well as civil engineering.

"Permits & Fees" include(s): Plan review fees, local building permit, and other permits required for construction to be reimbursed at cost and are not included. Does not include any municipal fees or impact fees.

"General Conditions" include(s): Temporary facilities/toilets, temporary enclosures, dumpsters, soils and concrete testing, temporary cleaning, final cleaning, fuel and gas.

"Supervision/Management" include(s): Site supervision and coordination of all trades and workforce, safety inspections, project management.

"Demolition" include(s): Demolition of existing space for new layout, including south wall openings in existing filled window locations.

"Substructure" include(s): Concrete foundations, excavation and backfill for the same, anchor bolts, and foundation insulation for the addition.

"Superstructure" include(s): Walls and roofing for new bays, pre-engineered metal building with columns, beams, purlins and girts, wall and roof insulation, metal roof and wall panels.

"Enclosures" include(s): Two man-doors and three overhead doors.

"Partitions" include(s): NA

"Interior Finishes" include(s): Flooring, painting all drywall, man doors and frames, railings, etc.

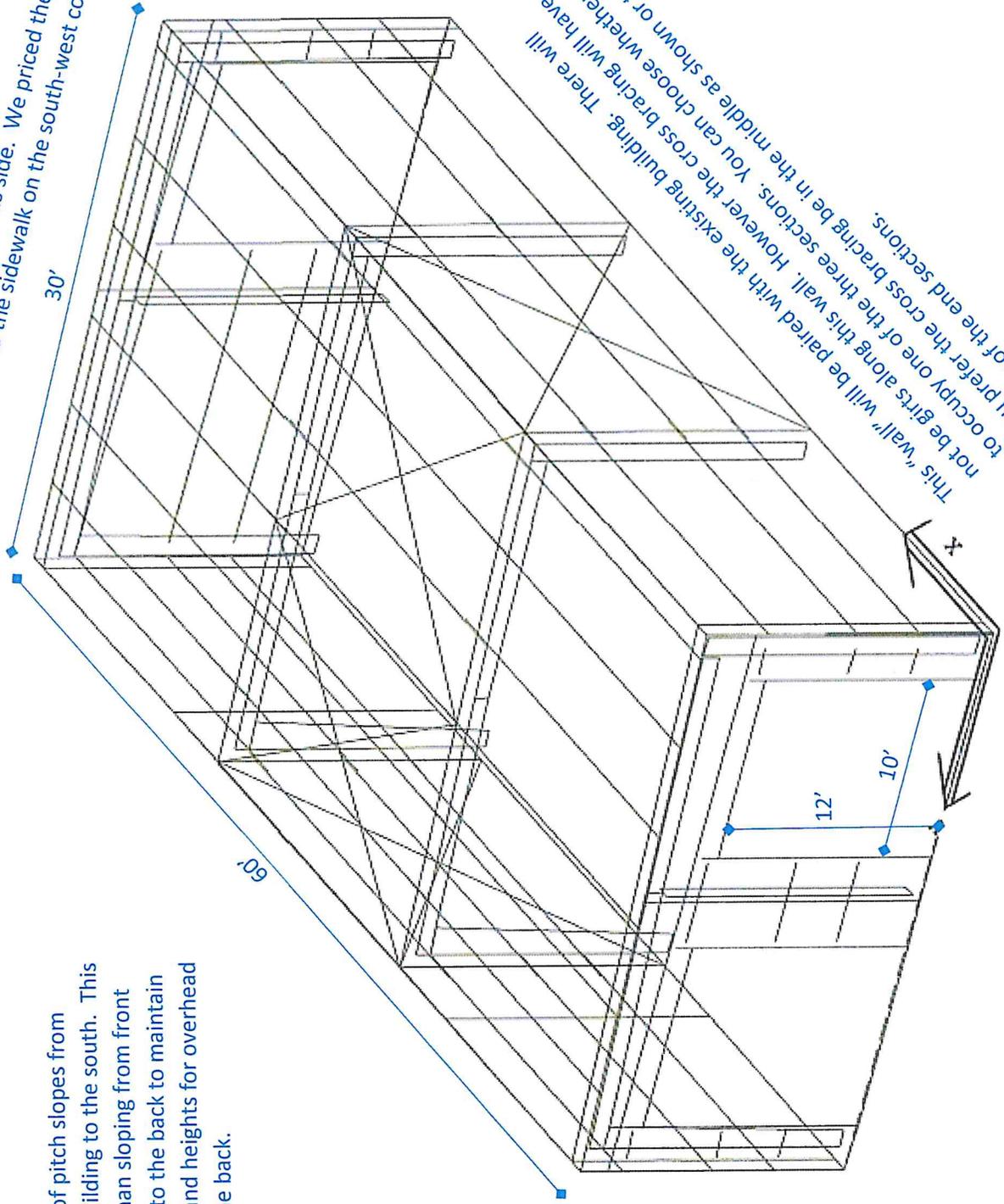
"Equipment" include(s): None included, to be provided by owner.

"Sitework" include(s): Erosion control measures, rough grading, granular material below slab-on-grade, curb and gutter, asphalt pavement, landscaping.

"Mechanical" include(s): Connections from existing space to new bays.

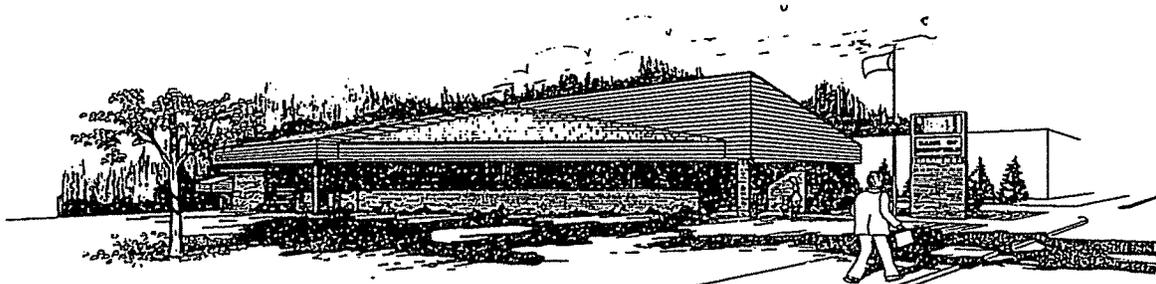
"Electrical" include(s): Service for carwash, outlets, devices and lighting for the proposed layout. Includes exit and emergency lighting and connections to HVAC equipment.

Main Street entrance from this side. We priced the addition of a man-door onto the sidewalk on the south-west corner.



*Note: Roof pitch slopes from existing building to the south. This is better than sloping from front (Main St.) to the back to maintain SSR pitch and heights for overhead doors in the back.

This "wall" will be paired with the existing building. There will not be girts along this wall. However the cross bracing will have to occupy one of the three sections. You can choose whether either of the end sections. You prefer the cross bracing in the middle as shown or to



Bank of Deerfield

15 S Main St. PO Box 85
Deerfield, WI 53531

Member FDIC



Equal Housing Lender

July 9, 2020

Deerfield Tire and Auto LLC
% Troy Feltz
120 North Main Street
Deerfield, WI 53531

Dear Troy,

Thank you for submitting your application with the Bank of Deerfield. Based on the information you provided it appears the Bank of Deerfield should be able to provide you with financing for the purchase of land and expansion of your existing business located at 120 North Main Street Deerfield, WI. This is subject to:

1. An appraisal as to value and content
2. Satisfactory title commitment
3. Offer to purchase on adjacent property
4. Review of full plans and final costs of expansion
5. Any other documents the Bank of Deerfield deems necessary for the processing of this loan request

Upon satisfactory receipt of all of the above documents and completion of underwriting, we will be able to issue a commitment letter for financing. Thank you for the opportunity to be of assistance in providing this credit.

Sincerely,

Benjamin M Mlsna
Vice President
NMLS# 477763
Bank of Deerfield
NMLS# 523183

3-D PLASTERING LLC.
1829 EAST MEMORIAL DRIVE
JANESVILLE WI. 53545
OFFICE# (608) 758-0326
FAX# (608) 758-4380

JIM VOSS (262) 374-1392
JEFF MILES (262) 728-1150

KEVIN MILLER (608) 921-1067

7/10/20

BID PROPOSAL FOR E.I.F.S. PORTION OF THE DEERFIELD TIRE AND AUTO DEERFIELD, WI.
TO INCLUDE:

3-D PLASTERING LLC. WILL PROVIDE ALL LABOR AND MATERIALS TO APPLY DRYVIT
OUTSILATION PLUS E.I.F.S. SYSTEM TO SAID STRUCTURES TO INCLUDE

1. ALL DRYVIT BACKSTOP FLUID APPLIED AIR BARRIER
2. ALL ADHESIVE AND BASE COAT
3. ALL POLYSTYRENE FOAM
4. ALL REINFORCING MESH
5. ALL MEDIUM SAND FINISH COAT (COLOR AND TEXTURE TO BE APPROVED BY
GENERAL CONTRACTOR)
6. ALL CAULKING FOR THE E.I.F.S. SYSTEM

AT A COST OF: \$23,792.00

THIS IS ONLY AN ESTIMATE AND IS SUBJECT TO FIELD VERIFICATION
.ANY CHANGES WILL BY SUBJECT TO EXTRA CHARGES,TO BE NEGOTIATED AS NEEDED.

ALL MATERIALS WILL BE APPLIED PER MANUFACTURERS SPECIFICATIONS.
ALL E.I.F.S. MATERIALS CARRY A FIVEYEAR MANUFACTURERS LIMITED WARRANTY.
ALL CAULKING MATERIALS CARRY A FIVEYEAR MANUFACTURERS LIMITED
WARRANTY.

3-D PLASTERING LLC.
1829 EAST MEMORIAL DRIVE
JANESVILLE, WI. 53545
FAX#(608) 758-4380



JAMES A. VOSS 3-D PLASTERING LLC.

Proposal

Date 6/29/2020

Midwest

Equipment Specialists, Inc.

4725 Farwell St.
McFarland, WI 53558
Phone 608-838-8151
Fax 608-838-6059
midwestequipmentspecialist@gmail.com

Business Deerfield Tire & Auto
Street 120 N Main St
City Deerfield
State WI ZIP 53531

Phone (608) 764-3337
Fax _____
Contact Troy Feltz
County Dane
e-mail deerfieldtireandauto@gmail.com

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	TOTAL
				\$ -
2	TLSS16FDORx1FM	TLS 16,000 lb. capacity scissors lift	\$ 14,073.00	\$ 28,146.00
		268" overall length, 203" deck, 220 VAC 1 ph.		\$ -
		RED in color, ALI Certified		\$ -
4	TLS-RJ8HD	TLS 8000 lb. capacity rolling jack	\$ 3,231.00	\$ 12,924.00
1	FRT	Freight	\$ 1,500.00	\$ 1,500.00
2	INST	Installation	\$ 1,500.00	\$ 3,000.00
				\$ -
1	EV1220	Challenger 12,000 lb. capacity two post	\$ 12,835.00	\$ 12,835.00
		inground lift. ALI Certified, 220 VAC 1 phase,		\$ -
		included 10315 stack adapters		\$ -
1	FRT	Freight	\$ 775.00	\$ 775.00
1	INST	Installation, NO CONCRETE, install	\$ 5,500.00	\$ 5,500.00
		in area before SOG is installed.		\$ -
		Dig hole to accommodate new lift, dig trench		\$ -
		to new power unit location. Set and level new		\$ -
		lift, backfill with new material. Pour concrete		\$ -
		around base of lift, install hoses and load test.		\$ -
				\$ -
	NOTE	Electrical hookup is not included, air is required at		\$ -
		all lifts, piping not included.		\$ -
		Hoist oil is included		\$ -
				\$ -
		Any underground obstructions including, rock, or water, that may		\$ -
		require shoring or extra excavation is not included.		\$ -
		Any contamination found that requires attention will be extra.		\$ -
				\$ -

NOTE: Cash price and lease option good for 30 days from date of proposal.

Sub Total	\$ 64,680.00
Tax	\$ 3,557.40
Total	\$ 68,237.40

VISA AND MASTERCARD ACCEPTED, FEES MAY APPLY

TERMS

Payment of Purchase price shall be DUE upon delivery. Late payments are subject to a finance charge of 1 1/2% per month (18% per annum) from the date of delivery.

If for any reason Buyer wishes to return merchandise to Seller, and Seller agrees to accept such return, Buyer agrees to pay Seller a 20% restocking charge (which is charged by Sellers vendor) plus freight charges.

Changes to this agreement are valid only if agreed to in writing by both parties.

Proposal submitted by Rick Nordness

PROPOSAL ACCEPTED BY

SIGNATURE _____

TITLE _____

DATE _____

DepClerkTreasurer

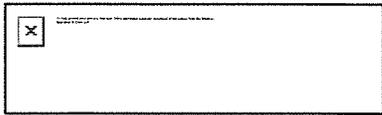
From: Jared Walker Smith <JSmith@boardmanclark.com>
Sent: Friday, August 21, 2020 8:12 AM
To: DepClerkTreasurer
Cc: Elizabeth McCredie; marisa@redevelopment-resources.com; Greg Frutiger
Subject: Laine Goldman

All,

As discussed with Liz, I have not prepared a draft development agreement for Laine Goldman, as it is my understanding that the scope of the work may change due to the reduced grant. I am comfortable with the Board reviewing Laine's revised request and directing Greg to sign a development agreement consistent with the Board's decision and based on Mr. Feltz's agreement.

Thanks,

Jared



JARED WALKER SMITH

ATTORNEY

DIRECT +1 608-286-7171
PHONE 608-257-9521
FAX 608-283-1709
JSMITH@BOARDMANCLARK.COM
BOARDMANCLARK.COM

BOARDMAN & CLARK LLP
1 S PINCKNEY ST STE 410
PO BOX 927
MADISON, WI 53701-0927

This is a transmission from the law firm of Boardman & Clark LLP and may contain information which is privileged, confidential, and protected by the attorney-client and/or attorney work product privileges. If you are not the addressee, note that any disclosure, copying, distribution, or use of the contents of this message is prohibited. If you have received this transmission in error, please destroy it and notify us immediately via email at jsmith@boardmanclark.com or via telephone at (608) 257-9521. The sender does not accept liability for any errors or omissions in the contents of this message which arise as a result of e-mail transmission.



REDEVELOPMENT
RESOURCES

Project Name: 35 & 37 N Main St Historic Renovations
Applicant: Laine Scott Goldman
Address: 35 & 37 N Main St
Amount requested: \$97,349

Consistency with TID Grant Guidelines

This project meets the following Objectives of the TID Grant Manual:

- #3 To encourage the leveraging of new private investment in the community.
- #4 To maintain a positive business climate which encourages the retention and expansion of existing business and industry and helps to attract desirable new business, industry, and services.
- #8 To support the downtown and main street revitalization in the Village.
- #11 To increase the tax base of the Village.

Eligibility

As the owner of the building, Mr. Goldman is an eligible applicant under the TIF Grant Manual. The renovation expenses for which grant money is being requested are considered Eligible Activities under the Grant Manual.

Project Description

Mr. Goldman recently purchased 35 and 37 N Main St for \$243,000 and has invested over \$10,000 in renovating the building so far. Now, he will be taking on the work listed below outside and inside the buildings to begin restoring their historic beauty.

35 N Main

- Media blasting building front and tin ceiling: \$5,800
- Tuck-pointing and front wall extension to close gap between buildings: \$4,200
- Windows and door: \$7,150
- Floor restoration: \$8,113
- Ceiling restoration: \$1,325
- HVAC/Furnace: \$8,950

The total new investment at 35 N Main is \$35,538 and Mr. Goldman is requesting a grant of \$31,984 for the project.



37 N Main

- Media blasting building front and tin ceiling: \$12,250
- Tuck-pointing: \$1,800
- Windows and door: \$18,900
- Floor restoration: \$17,978
- HVAC/Furnace: \$21,700

The total new investment at 37 N Main is \$72,628 and Mr. Goldman is requesting a grant of \$65,365 for the project.

Community Benefits

These updates will improve the overall appearance, longevity, and value of the buildings. 35 and 37 N Main Street are historic centerpieces on Deerfield’s Main Street and renovating them to reflect their history will greatly enhance the appeal of downtown. These renovations, along with additional work Mr. Goldman plans for the future will make them more attractive to and move-in ready for new businesses in Deerfield.

Sources & Uses

35 N Main Street

	Owner’s Equity (10%)	TID 3 Grant (90%)	Total
Renovations	\$ 3,554	\$ 31,984	\$ 35,538

(with recent purchase)

	Owner’s Equity (75%)	TID 3 Grant (25%)	Total
Recent Purchase	\$ 90,000	-	\$ 90,000
Renovations	\$ 3,554	\$ 31,984	\$ 35,538
Total	\$ 93,554	\$ 31,984	\$ 125,538

37 N Main Street

	Owner’s Equity (10%)	TID 3 Grant (90%)	Total
Renovations	\$ 7,263	\$ 65,365	\$ 72,628

(with recent purchase)

	Owner’s Equity (71%)	TID 3 Grant (29%)	Total
Recent Purchase	\$ 153,000	-	\$ 153,000
Renovations	\$ 7,263	\$ 65,365	\$ 72,628
Total	\$ 160,263	\$ 65,365	\$ 225,628

1. My project encompasses two Commercial Mixed use buildings. 35 and 37 North Main Street, Deerfield Wisconsin. Our goal is to perform an Historical Cosmetic Restoration of both buildings. Bringing back the luster inside and outside to the small footprint of the Downtown Village of Deerfield, Wisconsin.

Deerfield is lacking big time with regard to historical renovated space for new businesses and residents. It's time to start bringing back the beautiful old architecture and showing off what the the Village of Deerfield has to offer. Our project will open the doors for new Business Ventures and new Living Opportunities, not only with our properties, but for others seeking real estate and business investments.

We have been working with and encouraging several upscale food markets and restaurants offering them deep incentives to consider 37 Main Deerfield with a 6000+ sq ft retail layout..... and with 35 Main, it will be wide open as a live-work gallery or anything!!

We have invested free and clear and paid cash for our adjacent buildings in the amount of \$90,000 for 35 North Main, and \$153,000 for 37 North Main, and with this Redevelopment Opportunity to receive grant money, we will make the buildings sparkle beyond any expectation, while creating many new jobs during restoration and after completion even more. We respectfully request the amount of \$31,984 on 35 North Main, reflecting 90% of our proposed project cost of \$35,538 and our total project cost \$125, 538.

We are respectfully requesting the amount of \$65,365 on 37 North Main, reflecting 90% of our proposed project cost of \$72,628 and our total project cost of \$225,628.

Kindly note that in addition to the enclosed proposals, we shall be renovating and remodeling throughout both buildings....including two apartments on second level of 37 Main.... extensive electric and lighting, plumbing, flooring, woodwork, windows and doors and HVAC. 35 Main, we will also be renovating the back living quarters to accommodate a highly desired work live situation.

MINIMUM estimated additional costs for both buildings to us will be 150k.

4. We are seeking grant assistance as we have paid cash for our two buildings knowing that the Village of Deerfield has the necessary programs in place to be part of our success.

Our buildings need mostly historic and cosmetic restoration with proper energy efficient upgrades to HVAC and Storefronts. Our intention is to bring the buildings to the way they looked 100 years ago with all the luxury of todays living and business needs.

Additionally, we have already spent 10k removing the awful eyesore awnings on both 35 and 37. This alone has brought positive change to the Historic Renovation and progress to the Village of Downtown Deerfield, and opening the eyes of all who are watching the transformation begin... as well as starting on the demo of both interiors....which is also evident sign of positive change in the works.

Thank you in advance for your attention and considerations.

Laine Scott Goldman



VILLAGE OF DEERFIELD

4 North Main St., P.O. Box 66, Deerfield, WI. 53531

TELEPHONE: 608-764-5404

FAX: 608-764-5807

Village President: Greg Frutiger
Village Administrator / Clerk-Treasurer: Elizabeth McCredie
www.deerfieldwi.com

Village of Deerfield
TIF Assistance Application
Approved to Form April 18, 2011

Date 7.7.20

Fees Paid _____
Per Section 2.4(1) & (2)

APPLICANT INFORMATION

PROJECT INFORMATION

Property Owner LAINÉ SCOTT GOLDMAN Business Name _____

Mailing Address 16 WEST NELSON ST Project Title 35 DEERFIELD
#159

DEERFIELD, WI 53531 Project Address 35 NORTH MAIN ST.

Contact Person LAINÉ SCOTT DEERFIELD, WI 53531

Contact Address 16 WEST NELSON ST.
#159
DEERFIELD, WI 53531

Contact Person phone 760.409.2666
e-mail LAINESCOTTE@AOL.COM

Parcel Number	Year <u>2019</u> Assessed Value	Year _____ Equalized Value
<u>0712-214-7297-2</u>	<u># 111,000 -</u>	

Information found on tax bills.

1) Description of project (250 words or less) addressing the following:

- a) Benefit to TID #3 and community
- b) Type of Project (Residential/Commercial)
- c) Redevelopment or New
- d) Number of project jobs to be created (if any)

2) Type of incentive being requested.

- * a) Pay as you go *
- b) Upfront payment
- c) Other _____

3) Estimated Value increase of property.

Construction Year	Value	Type
2020-2021	\$35,538-	HISTORIC RENOVATION

4) Why assistance is needed (250 words or less).

5) Description of source of other funds with supporting documents.

6) For Grant/Incentive request over \$25,000.00 the following are also required.

- a) Site Plans
- b) Building Plans
- c) Plat Plans

Return application to: Elizabeth McCredie
P.O. Box 66
Deerfield, WI 53531



Estimate

Date	Estimate #
6/26/2020	10727

Most Media Blasting

3455 So Cari-Adam Drive
 New Berlin WI, 53146
 262 330-0070
www.mostmediablasting.com

Name / Address
Laine Scott 35 main Street Deerfield Wi 53531

Project

Description	Qty	Rate	Total
35 main street Deer field Building front	5	250.00	1,250.00
Tin Ceiling 1614 sq feet	15	250.00	3,750.00
Removing media and clean up	8	100.00	800.00
We still need a air scrubber rental cost We are waiting for lift for front of exterior as well		0.00	0.00
When the building is blasted we will need the street closed at least on one lane. It would be best to set no parking in both directions for 75 feet in each direction. estimated closed time is one business day for both buildings			

Phone #
262-330-0070

Total \$5,800.00

Benoy Masonry, LLC. Proposal

306 Investment court
Verona, WI 53593
608-516-1526
andy@benoymasonry.com

PROPOSAL SUBMITTED TO:

NAME: Laine Scott
ADDRESS:
PHONE:

WORK TO BE PERFORMED:

LOCATION: Deerfield wi
DATE OF PLANS:

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

-35 main st. We propose to furnish labor and material to clean joints and re-tuck point face of building. Also extend Masonry wall to cover area separating adjacent building. \$4,200.00

All Material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____ Dollars.

Payments to be made as follows: Net 30 days.

Respectfully Submitted _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note - This proposal may be withdrawn if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date _____

SERGENIANS FLOOR COVERINGS, IN
2801 W. BELTLINE HWY
MADISON, WI 53713
Telephone: 608-271-1111 Fax: 608-273-5599

RQ016397

QUOTE

Sold To LAINE SCOTT 35 N. MAIN ST. DEERFIELD, WI 53531	Ship To LAINE SCOTT 35 N. MAIN ST. DEERFIELD, WI 53531
--	--

Quote Date 07/02/20	Home 760-409-2666	PO Number	Quote Number RQ016397
-------------------------------	-----------------------------	------------------	---------------------------------

Style/Item	Color/Description	Quantity	Units	Price	Extension
------------	-------------------	----------	-------	-------	-----------

Work to be completed as specified. Any changes from above items involving additional costs require a signed agreement with customer/builder. Customer is aware that there will be dyelot variations from store samples. Any cancellations and returns are subject to re-stock fees of up to 25% of order. Returns after 30 days are subject to our ability to return material to the vendor. No returns accepted after 60 days. * Most vendors will not accept single-carton returns or returns of specialty items like transition moldings.

Customer will receive pre-installation folder and agrees to follow the enclosed guidelines.

Customer agrees to the above price and terms. Price in effect for 30 days from date of proposal.

Signature _____ Date _____

Terms

Residential Installed Sales: 1) 50% Down, Balance due to installer on day of installation 2) 2% Cash Discount if payment is full on day of order by cash or check or 3) Financing (on approved credit)

Residential Material Only Sales: Payment in full at time of order

Commercial Sales: Per Contract

Financed Sale _____ Plan _____ Other _____

— 07/02/20 — 11:21AM —

Sales Representative(s):
 CARMAN MALY

Material:	0.00
Service:	8,113.05
Misc. Charges:	0.00
Sales Tax:	0.00
Misc. Tax:	0.00

Thank you for choosing Sergenian's! No carpet we remove will end up in a landfill. Visit Sergenians.com
 Store Hours: Mon & Thurs 9:30am-8pm
 Tues, Wed, Fri 9:30am-5:30pm
 Sat 9:30am-4pm, Sun 12pm-4pm.

QUOTE TOTAL: \$8,113.05

CENTRAL CEILING SYSTEMS, INC

Acoustical Contractor

105 N Industrial Park Rd * PO Box 47 * Deerfield, WI 53531
Office: 608-764-5445 Fax: 608-764-8380

**Contract
Proposal**

TO Laine Scott

Date: April 20, 2020

Division of Work Acoustical Ceiling
Project Name 35 Main St
Deerfield, WI

Remove existing tile and grid per site visit. Existing wall angle to be removed by demo wall contractor. No disposal of existing

Remove 2 x 4 tile, grid, batt insulation \$510.00

If disposal of same – ADD: \$365.00

If tie up of existing lights to allow grid removal – ADD: \$160.

If removal of ceiling anchors from desk – ADD: \$290.00

Contract Price for this work _____
Includes Addendum Numbers _____ (BASE BID)

TERMS OF PAYMENT

Payment in full upon completion of work. On all work requiring more than one (1) month to complete, a payment of not less than 90% shall be made by the tenth of the following month for all labor and materials furnished under this contract during the preceding month. The balance of 10% shall be paid upon completion of this contract.

This offer is subject to the conditions and notice of lien rights printed on the reverse side hereof, which are made a part of this offer and is subject to written acceptance, by endorsement below, within 30 days of this date.

Date Accepted _____ 20 _____

Accepted By _____

Name and Title

Respectfully submitted,
Central Ceiling Systems, Inc

By: Steven J Gotzion
Steven J Gotzion



Brown Heating & Air Conditioning, Inc.

Proposal / Contract

Date: December 13, 2019

Tech: Jerry Brown

Laine Scott

Utopia Hair Design
35 North Main Street
Deerfield, Wisconsin 53531

Phone: 760-409-2666

Email:

We Hereby Submit Specifications and Estimates for:

We will install (1) Comfortmaker G96VTN 100,000 BTU 96% AFUE two-stage natural gas furnace with ECM blower and (1) Comfortmaker N4A3 4-ton condenser with (1) Comfortmaker END4 4-ton cased coil. We will add (1) supply and (1) return in the back. Installation includes the removal and disposal of existing equipment, wiring, removal of combustion air duct, venting, condensate pump, return extension, labor, and applicable sales tax. Comfortmaker equipment comes with ten-year parts and one-year labor warranties. **Total: \$ 8,950.00**

We propose to hereby furnish materials and labor – completed in accordance with above specifications, for the sum of: _____

Commencement and completion dates: Exact commencement and completion dates will vary depending upon when this proposal is returned to Brown. Tentatively, this project will commence on a date to be agreed upon between the parties, and be completed by the date agreed upon by the parties. Exact dates may be discussed further at the Owner's request upon acceptance of this Proposal. Owner recognizes that delays may occur beyond the control of Brown.

Warranties: All materials are guaranteed to be as specified. All work is to be completed in a professional manner according to standard practices. Some products have individual warranties. If any such warranties are applicable to this contract, they will be listed above in the "Specifications and Estimates" section. Brown warrants its work and materials for one year from the date of Brown's completion of the contract. In the event of a claim for defective labor/service/material; customer's sole remedy shall be for replacement, or at Brown's option, a refund of their value as determined by Brown in accordance with the provisions of this contract. In the event a breach of warranty occurs, the customer shall notify Brown within three months of customer's discovery of any defect or breach. Manufacturer's warranties will be delivered when the product is installed and the terms of such manufacturer's warranty shall supersede any other warranty.

Insurance: Brown's workers are fully covered by Worker's Compensation Insurance. A copy of this insurance is available for inspection and will be provided upon request of the Owner. Owner is responsible for carrying fire, tornado and other necessary insurance.



VILLAGE OF DEERFIELD

4 North Main St., P.O. Box 66, Deerfield, WI. 53531

TELEPHONE: 608-764-5404

FAX: 608-764-5807

Village President: Greg Frutiger
Village Administrator / Clerk-Treasurer: Elizabeth McCredie
www.deerfieldwi.com

Village of Deerfield
TIF Assistance Application
Approved to Form April 18, 2011

Date 7.7.20

Fees Paid _____
Per Section 2.4(1) & (2)

APPLICANT INFORMATION

PROJECT INFORMATION

Property Owner LAINESCOTT GOLDMAN

Business Name _____

Mailing Address 16 WEST NELSON ST
#159
DEERFIELD, WI 53531

Project Title 37 DEERFIELD

Project Address 37 NORTH MAIN ST.

Contact Person LAINESCOTT

DEERFIELD, WI 53531

Contact Address 16 WEST NELSON ST
#159
DEERFIELD, WI 53531

Contact Person phone 760-409-2666
e-mail LAINESCOTT@AOL.COM

Parcel Number	Year <u>2019</u> Assessed Value	Year _____ Equalized Value
<u>0712-214-7285-6</u>	<u>\$202,700-</u>	

Information found on tax bills.

- 1) Description of project (250 words or less) addressing the following:
 - a) Benefit to TID #3 and community
 - b) Type of Project (Residential/Commercial)
 - c) Redevelopment or New
 - d) Number of project jobs to be created (if any)

- 2) Type of incentive being requested.
 - * a) Pay as you go *
 - b) Upfront payment
 - c) Other _____

- 3) Estimated Value increase of property.

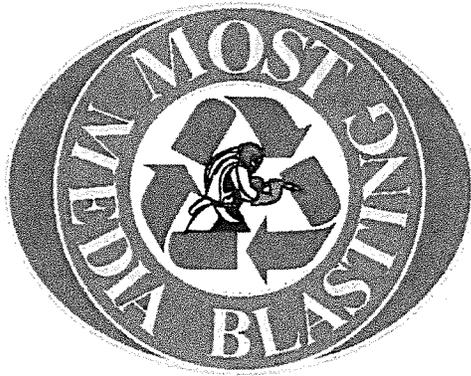
Construction Year	Value	Type
2020-2021	\$ 72,628-	HISTORIC RESTORATION

- 4) Why assistance is needed (250 words or less).

- 5) Description of source of other funds with supporting documents.

- 6) For Grant/Incentive request over \$25,000.00 the following are also required.
 - a) Site Plans
 - b) Building Plans
 - c) Plat Plans

Return application to: Elizabeth McCredie
 P.O. Box 66
 Deerfield, WI 53531



Estimate

Date	Estimate #
6/29/2020	10728

Most Media Blasting

3455 So Cari-Adam Drive
 New Berlin WI, 53146
 262 330-0070
www.mostmediablasting.com

Name / Address
Laine Scott 37 main Street Deerfield Wi 53531

Project

Description	Qty	Rate	Total
37 main street Deer field Building front	10	250.00	2,500.00
Tin Ceiling 3700 sq feet	30	250.00	7,500.00
We still need a air scrubber rental cost (Estimated High) Not real cost!		500.00	500.00
We are waiting for lift for front of exterior as well (Estimated High) Not real cost!		750.00	750.00
When the building is blasted we will need the street closed at least on one lane. It would be best to set no parking in both directions for 75 feet in each direction. estimated closed time is one business day for both buildings media removal and clean up	10	100.00	1,000.00

Phone #
262-330-0070

Total \$12,250.00

Benoy Masonry, LLC. Proposal

306 Investment court
Verona, WI 53593
608-516-1526
andy@benoymasonry.com

PROPOSAL SUBMITTED TO:

NAME: Laine Scott
ADDRESS:
PHONE:

WORK TO BE PERFORMED:

LOCATION: Deerfield wi
DATE OF PLANS:

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

-37 main st. We propose to furnish labor and material to clean joints and re-tuck point face of building.
\$1,800.00

All Material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____ Dollars.

Payments to be made as follows: Net 30 days.

Respectfully Submitted _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

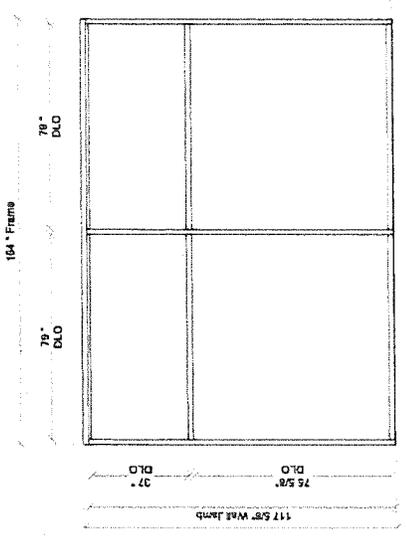
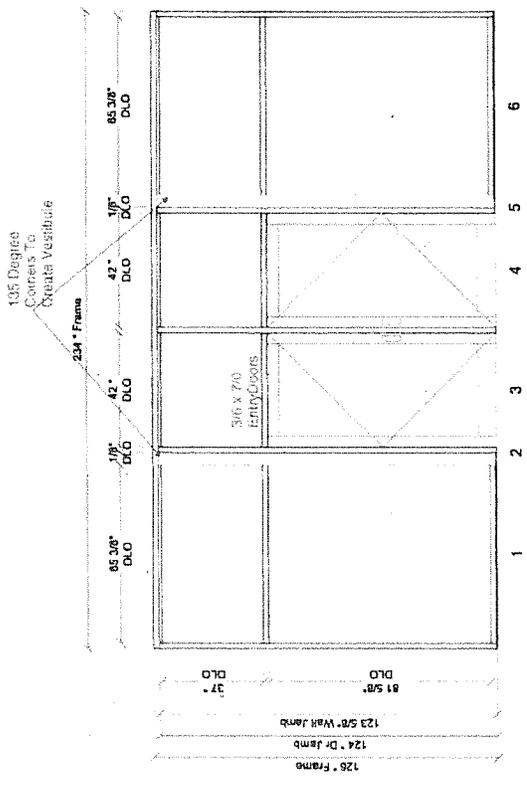
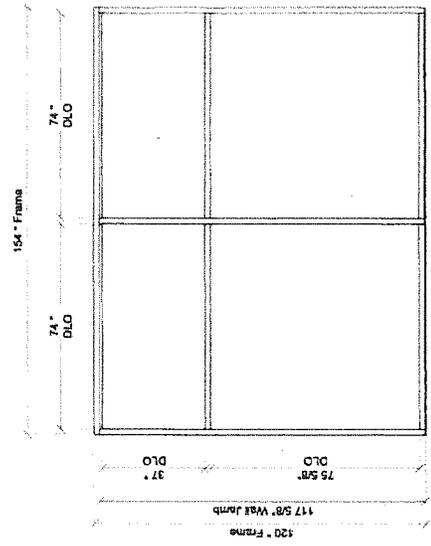
Note - This proposal may be withdrawn if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date _____



37 Mesh - 3 - 003 - Main Entry (1 True)
 Frame: (C10B/VP) T14000 ; Stowfront ; 2 x 4-1/2 ; Flush Glazr ; Screw Spine ; T14259 subrail ; 2 Piece Head Receiver

SERGENIANS FLOOR COVERINGS, IN
2801 W. BELTLINE HWY
MADISON, WI 53713
Telephone: 608-271-1111 Fax: 608-273-5599

RQ016390

QUOTE

Sold To LAINE SCOTT 35 N. MAIN ST. DEERFIELD, WI 53531	Ship To LAINE SCOTT 37 N. MAIN ST. DEERFIELD, WI 53531
--	--

Quote Date 07/01/20	Home 760-409-2666	PO Number	Quote Number RQ016390
-------------------------------	-----------------------------	------------------	---------------------------------

Style/Item	Color/Description	Quantity	Units	Price	Extension
<u>WOOD #1 (#572)</u>					
BONA 15" HARDWOOD CARE - STARTER KIT	STARTER KIT	1.00	EA	0.00	0.00
JOB QUOTE - ENTER COST		1.00	EA	0.00	0.00
** Dustless removal of subfloors \$8,000.00.					
** After removal we can evaluate & bid repair to floor as needed.					
BONA CERTIFIED - EXISTING - CLEAR COAT (TRAFFIC HD - SHEEN TBD)		3,632.00	SF	4.95	17,978.40
** Includes sanding, 1 coat of sealer, & 2 coats of heavy duty Traffic Finish.					
** An additional coat of sealer may be needed for an additional \$2,724.00.					
					<u>17,978.40</u>

- ** 37 N. Main St. -
- Long term salt use by front door may cause issues with new finish.
- Floor repair & prep to be evaluated & labor & materials added as needed.
- ** We will try to source used Maple flooring for repairs.

07/02/20

11:23AM

Sales Representative(s):
 CARMAN MALY

Material: 0.00
 Service: 17,978.40
 Misc. Charges: 0.00
 Sales Tax: 0.00
 Misc. Tax: 0.00

Thank you for choosing Sergenian's! No carpet we remove will end up in a landfill. Visit Sergenians.com
 Store Hours: Mon & Thurs 9:30am-8pm
 Tues, Wed, Fri 9:30am-5:30pm
 Sat 9:30am-4pm, Sun 12pm-4pm.

QUOTE TOTAL: \$17,978.40



Our mission is to provide the highest quality HVAC products at competitive prices with the best service in the business.

Brown Heating & Air Conditioning, Inc. Proposal / Contract

Date: December 13, 2019

Tech: Jerry Brown

Laine Scott

37 North Main Street
Deerfield, Wisconsin 53531

Phone: 760-409-2666

Email:

We Hereby Submit Specifications and Estimates for:

Upstairs - GROUND FLOOR

We will install (1) Comfortmaker G96VTN 100,000 BTU 96% AFUE two-stage natural gas furnace with ECM blower and (1) Comfortmaker N4A3 4-ton condenser with (1) Comfortmaker END4 4-ton cased coil. Installation includes the removal and disposal of existing equipment, wiring, spiral duct, diffusers, central return, piping, venting, labor, and applicable sales tax. Comfortmaker equipment comes with ten-year parts and one-year labor warranties.

Total: \$ 9,875.00

Downstairs

We will install (1) Comfortmaker G96VTN 100,000 BTU 96% AFUE two-stage natural gas furnace with ECM blower and (1) Comfortmaker N4A3 4-ton condenser with (1) Comfortmaker END4 4-ton cased coil. Installation includes the removal and disposal of existing equipment, wiring, spiral duct, diffusers, central return, piping, venting, labor, and applicable sales tax. Comfortmaker equipment comes with ten-year parts and one-year labor warranties.

Total: \$11,825.00

We propose to hereby furnish materials and labor – completed in accordance with above specifications, for the sum of: _____

Commencement and completion dates: Exact commencement and completion dates will vary depending upon when this proposal is returned to Brown. Tentatively, this project will commence on a date to be agreed upon between the parties, and be completed by the date agreed upon by the parties. Exact dates may be discussed further at the Owner's request upon acceptance of this Proposal. Owner recognizes that delays may occur beyond the control of Brown.

Warranties: All materials are guaranteed to be as specified. All work is to be completed in a professional manner according to standard practices. Some products have individual warranties. If any such warranties are applicable to this contract, they will be listed above in the "Specifications and Estimates" section. Brown warrants its work and materials for one year from the date