



NOTICE OF PUBLIC MEETING

FINANCE AND PROPERTY COMMITTEE

Matt Zacher, Chairperson
Dean Veneman, Secretary
Jay Bemke

Notice is hereby given of a meeting of the Finance and Property Committee to be held in the Council Chambers at City Hall, 444 West Grand Avenue, Wisconsin Rapids, on Tuesday, December 6, 2022 at 4:00 p.m. The meeting will be streamed live on the City of Wisconsin Rapids Facebook page and will also be broadcast live on Charter Cable Channel 985 and Solarus HD Cable Channel 3. If a member of the public wishes to access this meeting live via Zoom audio conferencing, you must contact the City Clerk at least 24 hours prior to the start of the meeting to coordinate your access. This meeting is also available after its conclusion on the City's Facebook page and Community Media's YouTube page, which can be accessed at www.wr-cm.org. It is possible that members of the Committee may appear remotely via video or audioconferencing for this meeting.

Agenda

1. Call to Order
2. Consider a request from Square Bar LLC d/b/a Square Bar, Amy Friday, agent, for a Class "B" Beer and "Class B" liquor license for the premises located at 210 Johnson Street
3. Consider a request from the Fire Department to release the ARPA funds to complete the Station II project that was removed from the renovation Scope due to the rise in costs from COVID
4. Consider a request from the Park and Recreation Commission to approve the funding of up to \$130,000 from the Park Outlay for the creation of a dog park on City property. Parcel numbers: 34-10669, 34-10668, 07-00279, 07-00279B, 07-00279A, 07-00278
5. Consider a request from E-Ways Sales LLC, d/b/a E-Ways Sales, Jonathan Ruder, agent, located at 2660 8th Street South #105 for renewal of Pawnbroker, Secondhand Article Dealer and Secondhand Jewelry Dealer Licenses
6. Consider a request from ecoATM, LLC, Sean Flaherty, agent, located at 4331 8th Street South for renewal of a Secondhand Article Dealer License
7. Consider for approval the Shared Ride Taxi Operating Contract between the City of Wisconsin Rapids and Wheels of Independence, Inc.
8. Audit of the bills
9. Set next meeting date
10. Discussion and possible action on amending policy guidelines for the Rapids Rediscovered grant program
11. Consider a request from the Community Development Department to apply for a Community Development Investment Grant through the Wisconsin Economic Development Corporation in an amount not to exceed \$250,000 for the construction of loading dock improvements at 1100 East Riverview Expressway (Parcel ID 3411796). No community match is required.

12. In open session, the Committee may vote to go into closed session under Section 19.85(1)(e) of the Wisconsin Statutes, which reads: "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session".
 - a. In closed session, the Committee may discuss a request from Wood County to enter into an agreement to allow Wood County temporary exclusive use of the City parcels known as the "Triangle Development" for jail construction parking and possible staging, and to install temporary fencing around the property. The Parcels IDs are 3408170, 3408171, 3408172, 3408174, 3408176, and 3408177.
13. The Committee will return to open session.
14. The Committee may take action on the agreement with Wood County as discussed in Item 12.
15. In open session, the Committee may vote to go into closed session under Section 19.85(1)(e) of the Wisconsin Statutes, which reads: "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session"; and Section 19.85(1)(g), Wis. Stats., which reads "Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved."
 - a. In closed session, the Committee may discuss litigation strategy regarding tax assessment litigation the City is involved in; may consider retaining outside litigation counsel for the tax assessment litigation; and may consider retaining a consultant for valuation consulting regarding a scope of work plan for an appraisal for the tax assessment litigation.
16. The Committee will return to open session.
17. The Committee may take action on retaining outside counsel for the tax assessment litigation.
18. The Committee may take action on retaining a consultant for valuation consulting regarding a scope of work plan for an appraisal for the tax assessment litigation.
19. Adjournment

The City of Wisconsin Rapids encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the city clerk's office at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. Call the clerk at (715) 421-8200 to request accommodations.

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: _____ ending: _____
(mm dd yyyy) (mm dd yyyy)To the Governing Body of the: ☐ Town of
☐ Village of } Wisconsin Rapids
☒ City ofCounty of Wood Aldermanic Dist. No. _____
(if required by ordinance)Check one: ☐ Individual ☒ Limited Liability Company
☐ Partnership ☐ Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number <u>456-1030793827-04</u>	
FEIN Number <u>35-2701868</u>	
TYPE OF LICENSE REQUESTED	FEE
<input type="checkbox"/> Class A beer	\$
<input checked="" type="checkbox"/> Class B beer	\$
<input type="checkbox"/> Class C wine	\$
<input type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class A liquor (cider only)	\$ N/A
<input checked="" type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
<input checked="" type="checkbox"/> Publication fee	\$ <u>20.00</u>
TOTAL FEE	\$

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)

Square Bar LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name <u>Friday</u>	(First) <u>Amy</u>	(Middle Name) <u>Jo</u>	Home Address (Street, City or Post Office, & Zip Code) <u>951 7th St Port Edwards WI 54469</u>
Vice President / Member Last Name <u>Jinsky</u>	(First) <u>Robert</u>	(Middle Name) <u>Alan</u>	Home Address (Street, City or Post Office, & Zip Code) <u>951 7th St Port Edwards WI 54469</u>
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Agent Last Name <u>Friday</u>	(First) <u>Amy</u>	(Middle Name) <u>Jo</u>	Home Address (Street, City or Post Office, & Zip Code) <u>951 7th St Port Edwards WI 54469</u>
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

1. Trade Name Square Bar Business Phone Number 715-421-0110
2. Address of Premises 210 Johnson Street Post Office & Zip Code Wisconsin Rapids 54495

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

Entire first floor

4. Legal description (omit if street address is given above): _____

5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ☒ Yes ☐ No

(b) If yes, under what name was license issued? Amy Friday Square Bar

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? **If yes, explain** ☒ Yes ☐ No
Copy of completion form
7. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ☐ Yes ☒ No
If yes, explain.
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? **If yes, explain** ☐ Yes ☒ No
9. (a) **Corporate/limited liability company applicants only:** Insert state _____ and date _____ of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? **If yes, explain** ☐ Yes ☒ No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? **If yes, explain.** ☐ Yes ☒ No
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] ☒ Yes ☐ No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) <u>Friday, Amy J</u>	Title/Member <u>Member</u>	Date <u>10/20/22</u>
Signature <u>Amy J Friday</u>	Phone Number <u>715-459-2886</u>	Email Address <u>squarebar1@outlook.com</u>

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town ☐ Village of Wisconsin Rapids County of Wood
☒ City

The undersigned duly authorized officer/member/manager of Square Bar LLC
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as

Square Bar
(Trade Name)

located at 210 Johnson Street Wisconsin Rapids WI 54495

appoints Amy Friday
(Name of Appointed Agent)

951 7th Street Port Edwards WI 54469
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☒ Yes ☒ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Square Bar Wisconsin Rapids

Is applicant agent subject to completion of the responsible beverage server training course? ☒ Yes ☐ No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 57 years

Place of residence last year 951 7th St Port Edwards WI 54469

For: Square Bar LLC
(Name of Corporation / Organization / Limited Liability Company)

By: Amy J Friday
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Amy J. Friday, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Amy J Friday 10/20/22 Agent's age 57
(Signature of Agent) (Date)

951 7th St Port Edwards WI 54469 Date of birth 09/21/1965
(Home Address of Agent)

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)

Requestor: Jake Klingforth

Request/Referral: Request from the Park and Recreation Commission to approve the funding up to \$130,000.00 from Park Outlay for the creation of a dog park on City property Parcel numbers: 34-10669, 34-10668, 07-00279, 07-00279B, 07-00279A, 07-00278

Background information: Please see attachments with price quotes

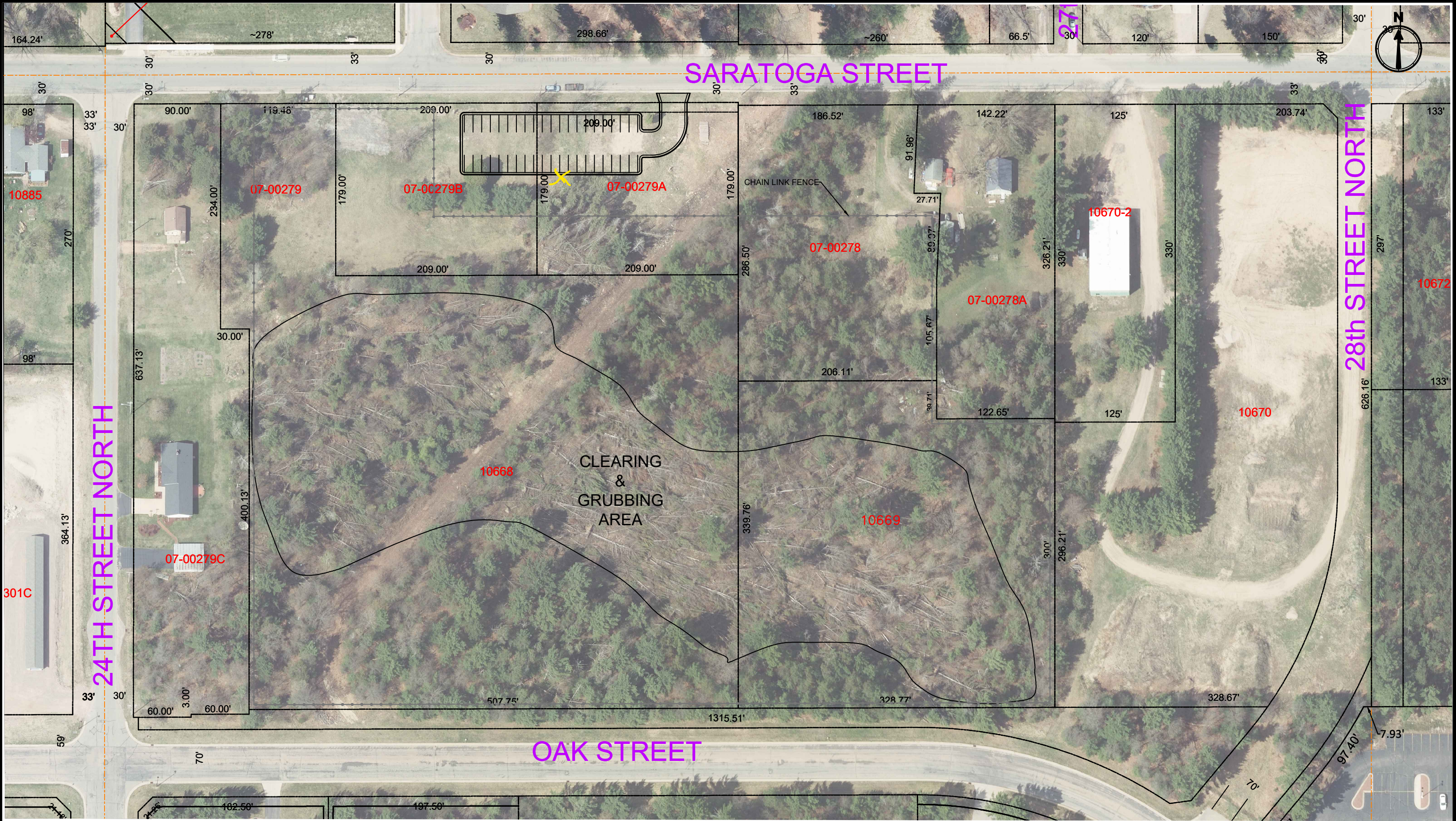
Options available: The options would be to approve of the project or to deny the request.

Staff recommendation: Approve the funds

Action you are requesting the committee take: Finance and property to approve this referral

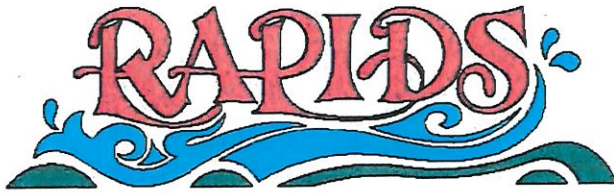
How will the item be financed: Park and Rec Outlay

Please attach all supporting documentation and budget resolutions if necessary.



PROJECT: DOG PARK DRAFT PLANS		ENGINEERING DEPARTMENT 444 WEST GRAND AVENUE WISCONSIN RAPIDS, WI 54495 PHONE 715-421-8205 / FAX 715-421-8291			
LOCATION:					
DRAWING FILE - S:\Engineering\PROJECTS\2022-09 Dog Park\CAD\Drawings\Dog Park Design.dwg		DRAWN BY: X.X.X.	PLOT DATE: 3/22/21	PROJ. NO. ####-##	NOT TO SCALE
				SHEET 00 OF 00	

W I S C O N S I N



**PUBLIC WORKS
DEPARTMENT**

1411 CHASE STREET
WISCONSIN RAPIDS, WI 54495
(715) 421-8218 FAX (715) 421-8281

10/20/2022

Clearing and Grubbing Dog Park Woodlands Business Park

Below is a price for the City Construction crew to clear and grub +/- five acres. Size is based off of GIS mapping that is attached, based on previous conversations.

Construction crew would use required equipment to pile trees that have blown over due to wind storm. Trees would be removed from stumps. Stumps would have dirt removed from the roots, and then split to an appropriate size to fit Kafka Construction's grinder. Once site is cleared, Kafka Construction would mobilize to the site to grind the trees, stumps and brush. Kafka Construction would load out wood chips and haul away for boiler fuel.

\$34,558.78 City Labor and Equipment
\$ 1500.00 Kafka Mobilization

If the site is not large enough for Kafka Construction to get semi-trucks into the site, the City may need to haul the wood chips to the east side compost site to allow Kafka to then load the chips out.

\$9,823.09 City Labor and Equipment

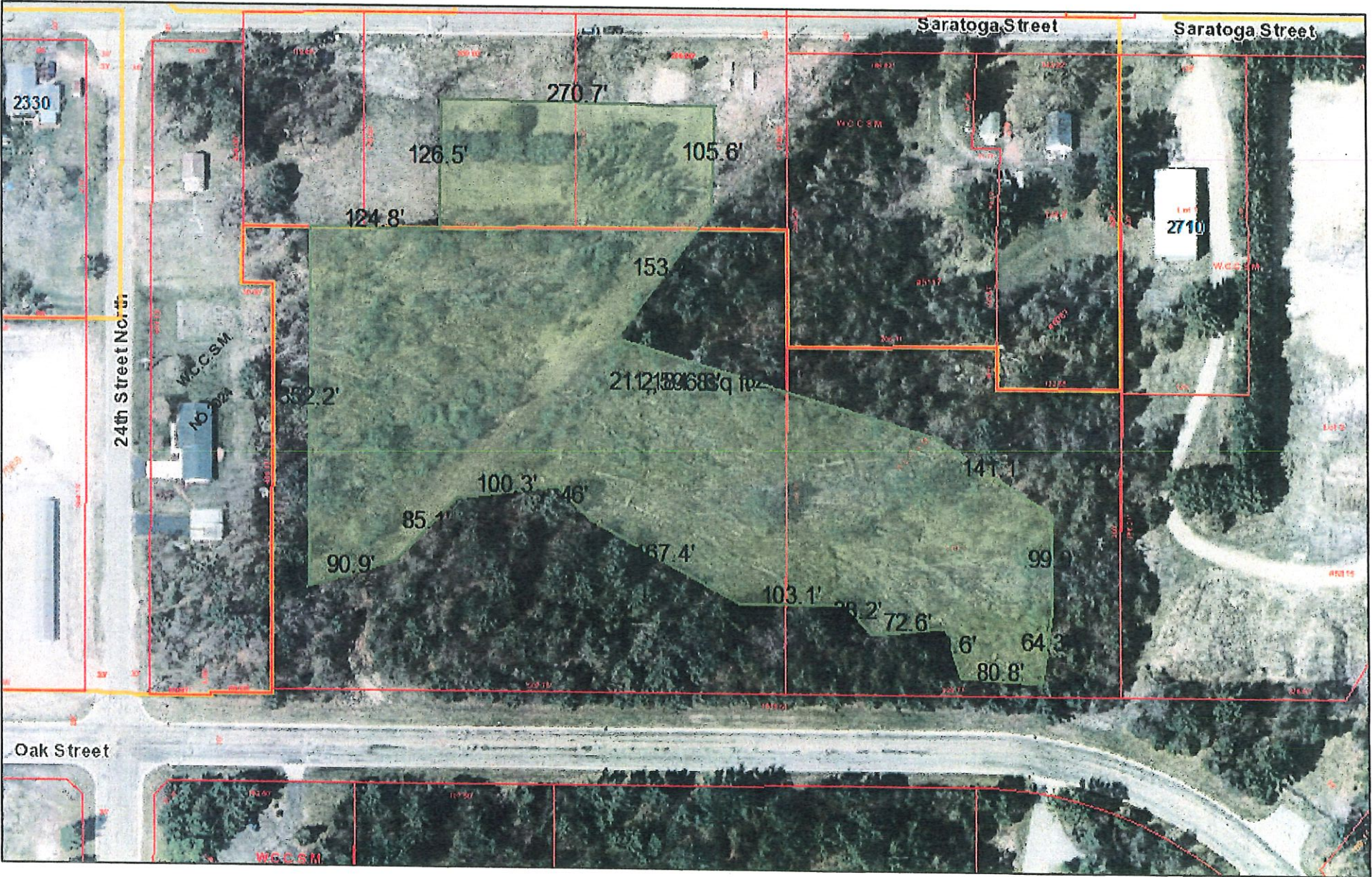
If the desire is to have Kafka leave the wood chips on site to make trails in the woods add \$600.00 per hour.

\$24,000.00 Estimate to grind

Fill the existing ditch from Saratoga to Oak Street the runs Northeast to Southwest on the property. Clean packing dirt would be hauled from the pit, leveled and compacted. Black dirt that was in the ditch would then be leveled over the packing dirt.

\$15,917.28 City Labor and Equipment

City Of Wisconsin Rapids GIS



CLEARING

EMPLOYEE	PAY RATE	ILC	HOURLY TOTAL	LABOR TOTAL	EQUIPMENT	RATE	EQUIPMENT TOTAL	DAY TOTAL
BACKHOE OPERATOR	\$28.228	\$21.453	\$49.681	\$397.44	6321	\$63.04	\$409.76	\$807.20
DOZER OPERATOR	\$27.715	\$21.063	\$48.778	\$390.22	197	\$53.04	\$344.76	\$734.98
LOADER OPERATOR	\$27.715	\$21.063	\$48.778	\$390.22	35	\$70.38	\$457.47	\$847.69
GROUP LEADER	\$31.830	\$24.191	\$56.021	\$448.17	140	\$30.08	\$195.52	\$643.69
PIPE LAYER	\$27.544	\$20.933	\$48.477	\$387.81	15	\$17.25	\$34.50	\$422.31

\$3,455.88 DAY TOTAL

Assuming 5 acres based on conversation and drawing. .5 acres per day

NUMBER OF DAYS

10

RATE PER DAY

\$3,455.878

\$34,558.78

\$1,500.00

\$9,823.09

REMOVE TREES INTO PILES

KAFKA CONSTRUCTION GRINDING BRUSH AND REMOVAL

TRUCKING CHIPS TO EASTSIDE IF NOT ABLE TO GET IN WITH SEMI'S 120 TRUCK LOADS

EMPLOYEE	PAY RATE	ILC	HOURLY TOTAL	LABOR TOTAL	EQUIPMENT	RATE	EQUIPMENT TOTAL	DAY TOTAL
TRUCK DRIVER	\$27.202	\$20.673	\$47.875	\$383.00	17	\$51.66	\$361.62	\$744.62
TRUCK DRIVER	\$27.202	\$20.673	\$47.875	\$383.00	7	\$51.66	\$361.62	\$744.62
TRUCK DRIVER	\$27.202	\$20.673	\$47.875	\$383.00	4	\$51.66	\$361.62	\$744.62
LOADER OPERATOR	\$27.715	\$21.063	\$48.778	\$390.22	39	\$70.38	\$457.47	\$847.69
LOADER OPERATOR	\$27.715	\$21.063	\$48.778	\$390.22	35	\$70.38	\$457.47	\$847.69

\$9,823.09

\$25,500.00

OPTION: \$1500.00 MOBILIZATION, \$600 PER HOUR TO GRIND AND LEAVE CHIPS FOR TRAILS

FILL IN DITCH

EMPLOYEE	PAY RATE	ILC	HOURLY TOTAL	LABOR TOTAL	EQUIPMENT	RATE	EQUIPMENT TOTAL	DAY TOTAL
TRUCK DRIVER	\$27.202	\$20.673	\$47.875	\$383.00	17	\$51.66	\$361.62	\$744.62
TRUCK DRIVER	\$27.202	\$20.673	\$47.875	\$383.00	7	\$51.66	\$361.62	\$744.62
TRUCK DRIVER	\$27.202	\$20.673	\$47.875	\$383.00	4	\$51.66	\$361.62	\$744.62
TRUCK DRIVER	\$27.202	\$20.673	\$47.875	\$383.00	17	\$51.66	\$361.62	\$744.62
TRUCK DRIVER	\$27.202	\$20.673	\$47.875	\$383.00	7	\$51.66	\$361.62	\$744.62
LOADER OPERATOR	\$27.715	\$21.063	\$48.778	\$390.22	39	\$70.38	\$457.47	\$847.69
DOZER OPERATOR	\$27.715	\$21.063	\$48.778	\$390.22	197	\$53.04	\$344.76	\$734.98

2608 Cubic yards needed to fill ditch

\$15,917.28



3210 Mecca Drive
Plover, WI 54467
1-800-472-0505 or 715-341-4411
FAX: 715-341-4415

910 W Plummer Ct
Neenah, WI 54956
1-800-310-0600 or 920-886-6676
FAX: 920-886-1448

www.americanfencewi.com

Quote 00066435

Date: 9/12/2022

Contact: _____

Business Telephone: 715-421-8240

Fax: 421-8291

2nd Telephone: 715-213-6073

Proposal To:

City of Wisconsin Rapids
444 West Grand Avenue
Wisconsin Rapids, WI 54495-2780

Job Site:

City of Wisconsin Rapids
444 West Grand Avenue
Wisconsin Rapids, WI 54495-2780

Description	Price
Furnish materials, equipment and labor to install 2,589' of 6' high chain link fence, including (1) 10' double swing gate and (2) 4' walk gates. The chain link fabric will be an industrial 9 GA galvanized steel. The framework will be all heavy industrial "SS40", consisting of 3" gate, corner and end posts, 2" line posts and a 1 5/8" top rail. The posts will all be driven. The fence will include a bottom tension wire. The gates will be all welded 2" frame construction. Also, we will furnish and install the 10' X 10' double gated entry way, including (2) 4' walk gates and (1) 10' double swing gate in the 4' high fence into the small dog enclosure. The terminal posts will be 2 1/2". All other materials and installation will be the same as described above for the 6' high fence.	\$59,550.00
NOTE: This quote include all of the posts, top rail, chain link fabric, gates, gate hardware and fittings necessary for the double gated entry way and the 10' double drive gate into the small dog park, along with labor for those area. This does not include materials or labor for the remaining 516' of 4' high fence.	

Terms:
Net 10 days.

THANK YOU!
Please sign 2 copies
and return one.

Subtotal: \$59,550.00
Freight: \$0.00
Sales Tax: \$0.00
Total Amount: \$59,550.00

Project Manager *Bob Keen*

Proposal Accepted By: _____

Prices are valid through: _____

Customer PO#: _____

- 1) Customer hereby assumes full responsibility for the location of the line upon which said fence materials are to be installed and locate any and all underground cables or pipes.
- 2) Private lines not marked by Diggers Hotline such as electric, LP gas and sprinklers are the customers responsibility to locate. Customer agrees to remove existing old fences and shrubs and dispose of spoils unless otherwise specified. Customer is responsible for building permits if necessary.
- 3) More or less material other than the amount contracted for will be debited or credited at current rates.
- 4) American Fence Co. reserves the right to make additional charges to the customer in the event unusual ground conditions, such as rock formation, impede the installation.
- 5) Such additional charges shall be based on actual additional labor required to complete installation under the circumstances.
- 6) All accounts are payable in full within ten (10) days of the date of the invoice. 1.5% per month (18% per year) late fee will be assessed on past due accounts.
- 7) Customer agrees to pay all costs of collection incurred by American Fence Company before and after judgment, including reasonable attorney fees. All parties agree that if collection action becomes necessary, all collections will be filed in and court action will be venued in Winnebago County, Wisconsin.
- 8) As required by the Wisconsin construction lien law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid.
- 9) Those entitled to lien rights, in addition to the above signed builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction.
- 10) Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to the mortgage lender, if any.
- 11) Builder agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.
- 12) Quotes are valid for 30 days unless otherwise specified.

13) Credit card payments exceeding \$2,500.00 will be subjected to a 2% convenience fee per sale. Credit card fees are non-refundable.

LICENSE APPLICATION

for

PAWNBROKER
SECONDHAND JEWELRY DEALER
SECONDHAND ARTICLE DEALER
SECONDHAND ARTICLE DEALER MALL or FLEA MARKET

CHECK ALL THAT APPLY:

☐ Original application

☒ Renewal

TYPE:

☒ Pawnbroker (\$210)

☒ Secondhand Jewelry Dealer (\$27.50)

☒ Secondhand Article Dealer (\$30)

☐ Mall or Flea Market

INSTRUCTIONS:

NATURAL PERSON (INDIVIDUAL) LICENSE – Complete Sections 1, 2, 3 and 6

PARTNERSHIP LICENSE – Complete Sections 1, 2, 3, 4 and 6

CORPORATE LICENSE – Complete Sections 1, 2, 3, 5, and 6

(SECTION 1) APPLICANT INFORMATION

Applicant Name (Last, First, MI) Ruder Jonathan Dale	Sex m	Race w	Date of Birth 07/22/1986	Place of Birth (City, State, Country) Wis Rapids WI USA
Street Address 845 Akron Drive	City NeKosau	State WI	ZIP 54457	Home Telephone Number 715-459-6651
List all states applicant previously resided:				
Is applicant a: <input type="checkbox"/> Natural Person (Individual) <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership				

(SECTION 2) CONVICTION RECORD

Has the applicant, been convicted or adjudicated of any of the following within the last 10 years where the circumstances of the offense substantially relate to the circumstances of the licensed activity:

a felony?

☐ YES

☒ NO

a misdemeanor?

☐ YES

☒ NO

a statutory violation punishable by forfeiture?

☐ YES

☒ NO

a county or municipal ordinance violation?

☐ YES

☒ NO

For each "YES" response provide the date of arrest, the nature of the offense and conviction or penalty information:

Attach additional sheets if necessary.

(SECTION 3) BUSINESS INFORMATION

Business Name Eways Sales LLC	Street Address 2660 8th St S #105	City Wis Rapids	State WI	ZIP 54457	Telephone Number 221-3929
Owner's Name Jonathan D. Ruder	Street Address 845 Akron Drive	City NeKosau	State WI	ZIP 54457	Telephone Number 715-459-6651
Business Manager's Name Jonathan D. Ruder	Street Address 845 Akron Drive	City NeKosau	State WI	ZIP 54457	Telephone Number 715-459-6651
Building Owner's Name Im Good LLC	Street Address 2660 8th St S #105	City Wis Rapids	State WI	ZIP 54457	Telephone Number 715-459-6651

(Over)

(SECTION 4) LIMITED LIABILITY COMPANY INFORMATIONLimited Liability Company Name: E-ways Sales LLCList name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	ZIP
Ruder Jonathan	07/27/1986	415 Akron Drive	McKeesport	WV	26107

(SECTION 5) PARTNERSHIP INFORMATION

Partnership Name: _____

List name, address, and date of birth (DOB) of all partners. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	ZIP

(SECTION 6) CORPORATE INFORMATION

Corporation Name: _____

State of
Incorporation: _____List name, address, and date of birth (DOB) of all corporation officers and directors. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip

(SECTION 7) PENALTY NOTICE

I understand that this license may be denied or revoked for fraud, misrepresentation or false statement contained in the application or for any violation of Wis. Stat. §§ 134.71, 943.34, 948.62 or 948.63.

Under penalty of law, I swear that the information provided in this application is true and correct to the best of my knowledge. I agree to inform the clerk within ten (10) days of any change in the information supplied in this application.

Signature of Applicant: _____

Print Name of Applicant: _____

FOR ADMINISTRATIVE USE ONLY

Licensing Authority	License Number Assigned	Date Effective	Clerk
FEES RECEIVED:	Pawnbroker Bond \$ _____	Secondhand Article License \$ _____	
	Pawnbroker License \$ _____	Secondhand Dealer Mall/Flea Market License \$ _____	
	Secondhand Jewelry License \$ _____	TOTAL FEE: \$ _____	

FOR LAW ENFORCEMENT USE ONLY☐ Recommend Approval ☐ Recommend Denial (Attach explanation.)

Investigating Office Signature _____ Date: _____

Print Name of Investigating Officer: _____

LICENSE APPLICATION

for

PAWNBROKER
SECONDHAND JEWELRY DEALER
SECONDHAND ARTICLE DEALER
SECONDHAND ARTICLE DEALER MALL or FLEA MARKET

pd 10/21/2022 #38-
#5844 dk# 347666

CHECK ALL THAT APPLY:

☐ Original application ☒ Renewal

TYPE: ☐ Pawnbroker ☐ Secondhand Jewelry Dealer
☒ Secondhand Article Dealer ☐ Mall or Flea Market

INSTRUCTIONS:

NATURAL PERSON (INDIVIDUAL) LICENSE – Complete Sections 1, 2, 3 and 7
PARTNERSHIP LICENSE – Complete Sections 1, 2, 3, 5 and 7
CORPORATE LICENSE – Complete Sections 1, 2, 3, 6 and 7
LIMITED LIABILITY COMPANY LICENSE – Complete Sections 1, 2, 3, 4 and 7

(SECTION 1) APPLICANT INFORMATION

Applicant Name (Last, First, MI)		Sex	Race	Date of Birth	Place of Birth (City, State, Country)
Sean Flaherty		M	CAU	06/11/1982	Middletown, CT
Street Address	City	State	ZIP	Home Telephone Number	
10121 Barnes Canyon Road	San Diego	CA	92121	(858) 766-7250	
List all states applicant previously resided: CT, NY, CA					
Is applicant a: <input type="checkbox"/> Natural Person (Individual) <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership					

(SECTION 2) CONVICTION RECORD

Has the applicant, been convicted or adjudicated of any of the following within the last 10 years where the circumstances of the offense substantially relate to the circumstances of the licensed activity :

a felony?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
a misdemeanor?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
a statutory violation punishable by forfeiture?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
a county or municipal ordinance violation?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

For each "YES" response provide the date of arrest, the nature of the offense and conviction or penalty information:
Attach additional sheets if necessary.

(SECTION 3) BUSINESS INFORMATION

Business Name	Street Address	City	State	ZIP	Telephone Number
ecoATM, LLC	4331 8th St S. (WM1202)	Wisconsin Rapids	WI	54494	(858) 766-7250
Owner's Name	Street Address	City	State	ZIP	Telephone Number
ecoATM, LLC	10121 Barnes Canyon Road	San Diego	CA	92121	(858) 766-7250
Business Manager's Name	Street Address	City	State	ZIP	Telephone Number
Sean Flaherty	10121 Barnes Canyon Road	San Diego	CA	92121	(858) 766-7250
Building Owner's Name	Street Address	City	State	ZIP	Telephone Number
Walmart Corporation	702 SW 8th Street	Bentonville	AR	72716	(479) 273-4000

(Over)

(SECTION 4) LIMITED LIABILITY COMPANY INFORMATIONLimited Liability Company Name: ecoATM, LLCList name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	ZIP
Harris, Kevin, C - Chief Legal Officer	04/19/1971	942 Begonia Court	Carlsbad	CA	92011

(SECTION 5) PARTNERSHIP INFORMATION

Partnership Name: _____

List name, address, and date of birth (DOB) of all partners. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	ZIP

(SECTION 6) CORPORATE INFORMATION

Corporation Name: _____

State of
Incorporation: _____List name, address, and date of birth (DOB) of all corporation officers and directors. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip

(SECTION 7) PENALTY NOTICE

I understand that this license may be denied or revoked for fraud, misrepresentation or false statement contained in the application or for any violation of Wis. Stat. §§ 134.71, 943.34, 948.62 or 948.63.

Under penalty of law, I swear that the information provided in this application is true and correct to the best of my knowledge. I agree to inform the clerk within ten (10) days of any change in the information supplied in this application.

Signature of Applicant: Print Name of Applicant: Sean Flaherty**FOR ADMINISTRATIVE USE ONLY**

Licensing Authority	License Number Assigned	Date Effective	Clerk
FEES RECEIVED: Pawnbroker Bond \$ _____ Secondhand Article License \$ _____			
Pawnbroker License \$ _____ Secondhand Dealer Mall/Flea Market License \$ _____			
Secondhand Jewelry License \$ _____ TOTAL FEE: \$ _____			

FOR LAW ENFORCEMENT USE ONLY☐ Recommend Approval ☐ Recommend Denial (Attach explanation.)

Investigating Office Signature _____ Date: _____

Print Name of Investigating Officer: _____



**Community Development
Department**

City of Wisconsin Rapids
444 West Grand Avenue
Wisconsin Rapids, WI 54495
Ph: (715) 421-8228

Memo

To: Property and Finance Committee
From: Kyle Kearns
Date: 11 /30/2022
Subject: Discussion and possible action on amending policy guidelines for the Rapids Rediscovered grant program.

In 2018, the City created the Rapids Rediscovered program from developer fees obtained from the Senior Housing Project adjacent to the YMCA. In summary, the program was created to revitalize existing neighborhoods, specifically targeting dilapidated buildings and vacant lots. The program has approximately \$39,000 of funds and is detailed further below.

Program Objectives:

- To encourage investment and the construction of new homes in transitional neighborhoods in order to strengthen them.
- To support the creation of new quality housing stock within the City designed to accommodate families.
- To remove blighted homes and vacant lots to reduce their negative impact on the surrounding neighborhood.
- To facilitate the construction of new housing on previously tax-deeded parcels currently held by the County to move them back onto the tax roll.
- To reduce barriers created by the need to remove functionally obsolete housing from properties located throughout the City.

Program Basics:

- The Community Development Department publishes and maintains a list of available vacant lots or redevelopment lots eligible for the program.
- The Builder/Buyer completes an application meeting the minimum program requirements and submits the application along with an offer to purchase.
- The Planning Commission and City Council review the application and for compliance with the program.
- The lot is purchased by the builder or buyer either from the City or another third party.
- Builder constructs the new home meeting the requirements of the program; projects must be completed within one (1) year of approval.
- Typical grant support of \$5,000 for a vacant lot or \$10,000 for a redevelopment lot is provided to the applicant.

House Standards:

- Dwelling must be owner occupied.
- Include a minimum of 3 bedrooms.
- Include a minimum of 2 bathrooms.
- Include a minimum 2 car garage.

Unfortunately, while the program has been marketed and promoted, no applications have been received. A great deal of feedback has been provided from potential applicants, however. Developers or contractors interested in the program were deterred primarily due to the owner occupancy requirement, house standards, and procedures. For example, there is interest in the construction of renter-occupied single family or multi-family homes and in the construction of smaller homes. These home styles would also fit well into the existing housing stock and attract a wider range of buyers and occupants. Furthermore, a great interest exists in the community to renovate existing dilapidated or vacant homes.

A gap exists for developers to profit from this however, given the workforce shortage, supply chain issues and inflation, but interest remains. To meet this gap and need, staff would suggest changes to the program guidelines to remove the owner occupancy and house standards, as the zoning ordinance has minimum requirements for construction. Furthermore, staff would suggest simplifying the process to allow for the grant to be obtained after lot purchase and potentially with a portion provided upfront. Lastly, staff would suggest creating a renovation grant of a smaller amount, such as \$2,500, to be used for existing homes. Proper protections would still exist and be outlined in an agreement between the City and Developer.

Ultimately, the goal is to create growth and vibrancy in existing neighborhoods, and the changes proposed will still serve to meet that goal, and moreover will spark more interest from developers and contractors. Until the program is utilized, there is no measurable benefit from the program. Therefore, the hope is that once guidelines are adjusted participation rates will increase and growth and vibrancy will result.

Full program details can be found here: <https://www.wirapids.org/economic-development.html>

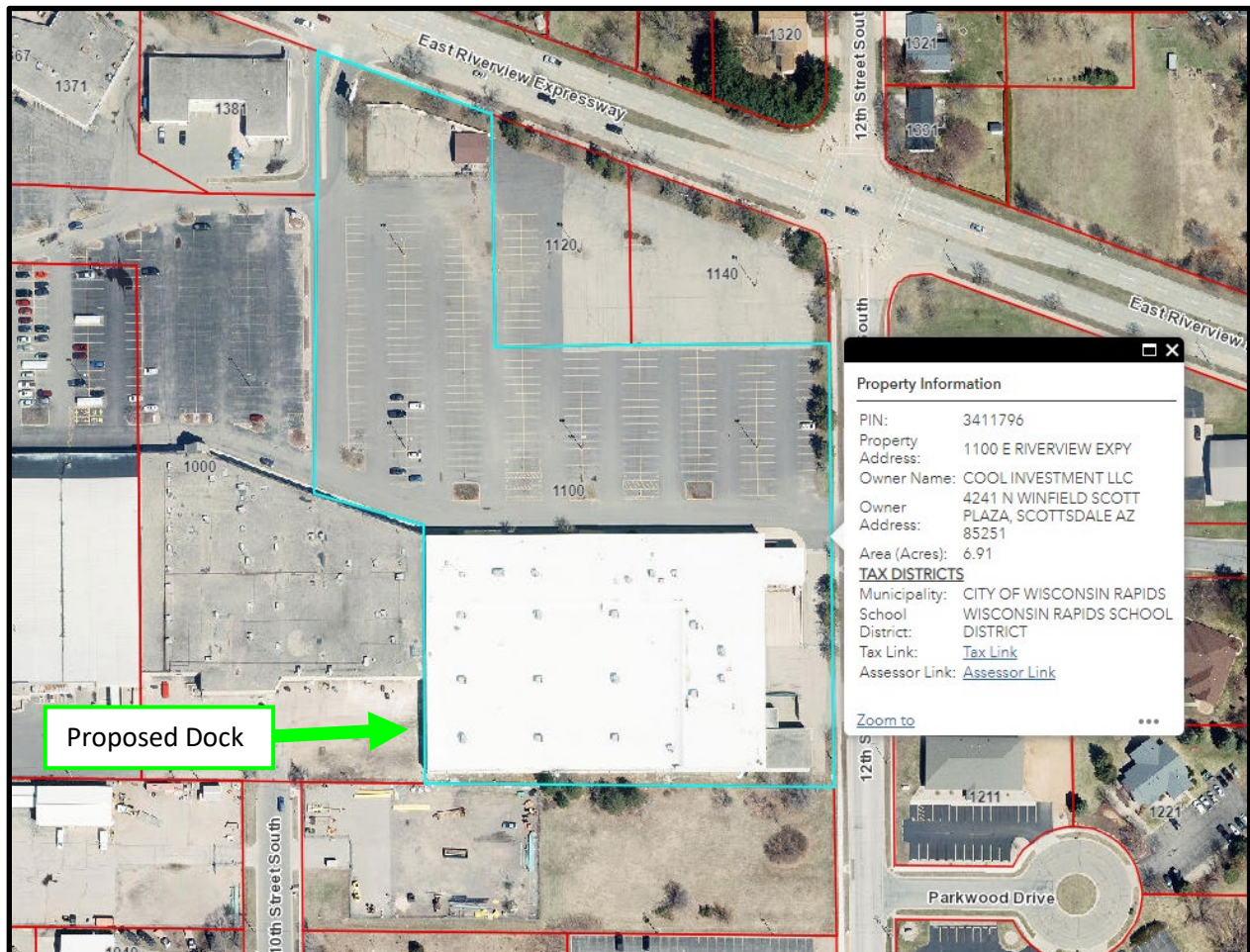


**Community Development
Department**
City of Wisconsin Rapids
444 West Grand Avenue
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Ph: (715) 421-8228

Memo

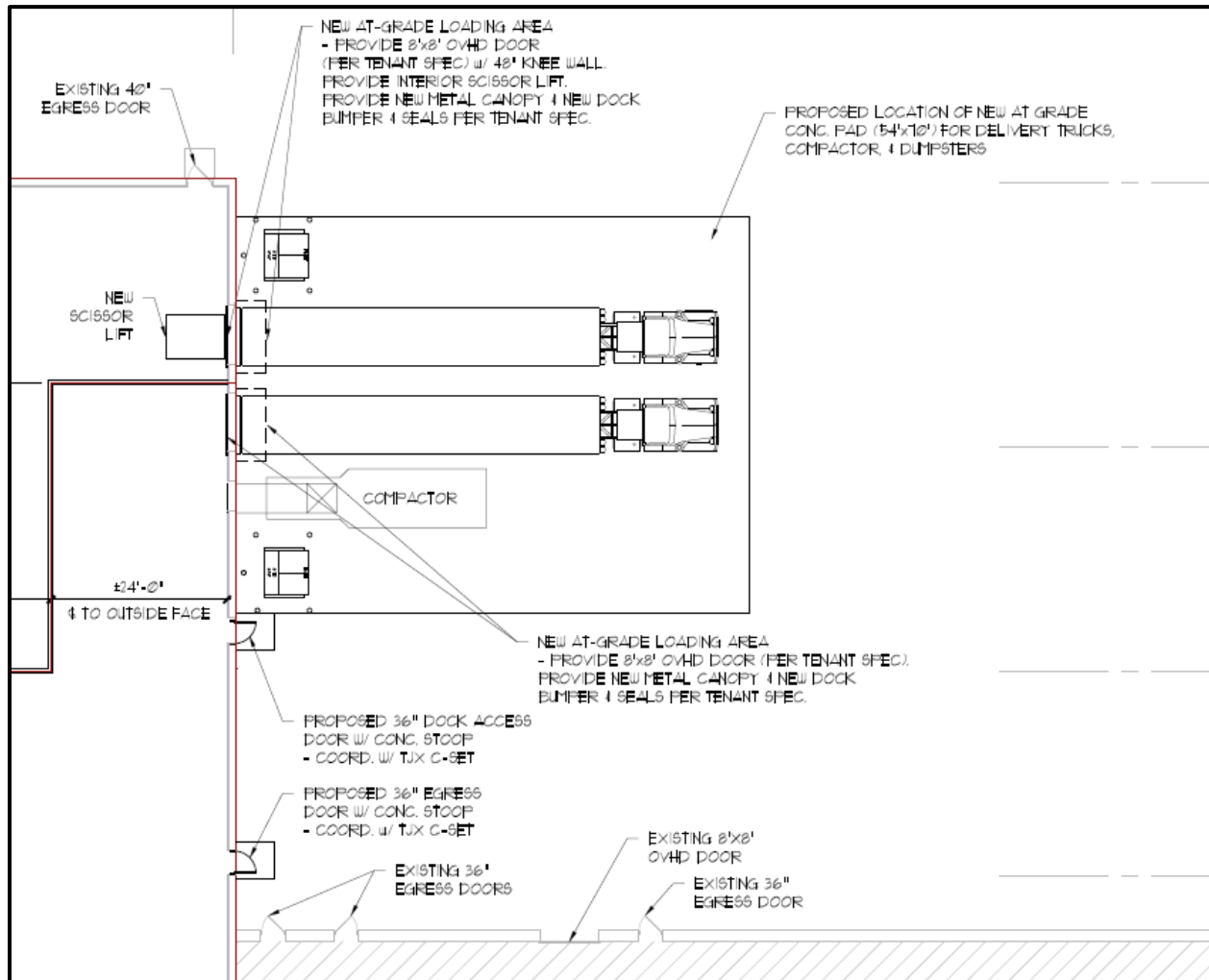
To: Property and Finance Committee
From: Kyle Kearns
Date: 11/30/2022
Subject: Request from the Community Development Department to apply for a Community Development Investment Grant through the Wisconsin Economic Development Corporation in an amount not to exceed \$250,000 for the construction of loading dock improvements at 1100 East Riverview Expressway (Parcel ID 3411796). No community match is required.

The former Shopko building was purchased in early 2022 by TWR Company out of Arizona, which created Cool Investment LLC for the ownership of the property. They have intent to renovate the space to accommodate multiple tenants and have already cleaned up the exterior and started interior demolition, specifically of a mezzanine. As part of any multi-tenant redevelopment, a second loading dock area is needed on the southwest side of the building.



In recognition of the importance a second loading dock plays into the success of any redevelopment, City Staff have suggested applying for a Wisconsin Economic Development Corporation (WEDC) Community Development Investment (CDI) Grant, not to exceed the maximum amount of \$250,000. Ironically, the developer's contractor estimates the loading docks costs to be approximately \$250,000-\$300,000 dollars. Attached is fact sheet on the program, which requires leveraged investment by the developer, but not necessarily a community match. It is also important to note that each community can apply for a single grant per fiscal year (ending June 2023), and staff supports this project for our annual allocation.

The developer has created preliminary plans to identify the loading dock improvements, indicated below.



Staff have submitted a preliminary review of the project to WEDC regional representatives, who will provide further feedback on or before December 6th, 2022. Thereafter, a formal application for the CDI grant can be made. A resolution by Council is also a requirement of formal application. Lastly, if awarded the grant, a developer's agreement is required to outline the process of disbursement of CDI funds and the developer's obligations as part of the project. Staff is seeking a recommendation to apply for the WEDC CDI Grant. In fiscal year 2022. Should you have any questions regarding the above don't hesitate to contact me directly.



COMMUNITY DEVELOPMENT INVESTMENT GRANT

BUILDING VIBRANT COMMUNITIES IN WISCONSIN®

The livelihood of our communities is directly linked to quality services and infrastructure that support economic competitiveness. Wisconsin communities that mobilize people and resources inspire positive and substantive local development. The Wisconsin Economic Development Corporation's (WEDC's) **Community Development Investment (CDI) Grant Program** helps transform communities by supporting local development that is as unique as the communities in Wisconsin.

HOW IT WORKS

The CDI Grant Program will support urban, small city and rural community re/development efforts by providing financial incentives for shovel-ready projects with emphasis on, but not limited to, downtown community-driven efforts.

ELIGIBILITY REQUIREMENTS

Grant recipients must demonstrate significant, measurable benefits in job opportunities, property values and/or leveraged investment by local and private partners.

LEARN MORE

For more information about becoming eligible for the Community Development Investment Grant Program, contact a Wisconsin Economic Development Corporation (WEDC) regional economic development director or call 855-INWIBIZ toll free.

You can find the list of regional directors and territories covered at wedc.org/regional.