



WHITEFISH BAY COMMUNITY DEVELOPMENT AUTHORITY

MEETING NOTICE AND AGENDA

**WHITEFISH BAY VILLAGE HALL
5300 N. MARLBOROUGH DR.**

**Monday, November 11, 2019
6:30PM**

I. Call to Order and Roll Call

II. General Business

1. Approval of Minutes from the meeting held on October 15, 2019. **Approved**
2. Discussion/Action on funding request from the Whitefish Bay Business Improvement District Board. **Approved with conditions**
3. Review and recommendation of a design concept to the Village Board for the redevelopment of Consaul Commons. **Approved with conditions**
4. Discussion and possible action on Downtown Incentive Grant Application for 629 East Silver Spring Drive (Applicant – K & S Investments). **Approved - Grant pt. 1**
Denied - Grant pt. 2
5. The CDA may convene into Closed Session pursuant to Wisconsin State Statute §19.85(1)(e) deliberating or negotiating the purchase of public property, investing of public funds, conducting other specified business whenever competitive and/or bargaining reasons require a closed session – specifically regarding the Incentive Grant Applications referenced in Item 4 above.
The CDA will return to open session upon completion of the closed session. No closed session held
6. Continued discussion and possible action on Item #4 above (if needed).

III. Adjourn

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at (414) 962-6690. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the BID Board may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website (www.wfbvillage.org)

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

**Tuesday, October 15, 2019
6:30 pm**

**VILLAGE OF WHITEFISH BAY – Village Hall Historical Room
5300 North Marlborough Drive**

I. Call to Order and Roll Call

Chairperson Ray Krueger called the meeting to order at 6:30 pm.

Present: Chairperson Ray Krueger, Village President Julie Siegel, Village Trustee Jay Saunders, Mike Dwyer, Brian Vanevenhoven, Jim Roemer, Michael Harrigan, and Sarah Malik

Also Present: Village Manager Paul Boening, Assistant Manager Tim Blakeslee, and Public Works Director John Edlebeck

II. General Business

1. Approval of Minutes from the meeting held on September 19, 2019.

Jim Roemer moved to approve the minutes of the September 19, 2019 meeting. Mike Dwyer seconded. Motion passed 7-0.

2. Update on TID Finances.

Village Manager Paul Boening introduced Dawn Gunderson with Ehlers. Gunderson provided a summary of the TID#1. There was discussion regarding the ability to take on additional projects and the closing date of TID#1. Mike Dwyer asked about the valuation of TID#1. Boening summarized the revaluation process. Gunderson provided a summary of the TID#2 finances. There was discussion regarding the payback period/order, financial viability of TID#2, possible future projects in the district. Chairperson Ray Krueger asked if a summary could be provided of what is available in TID#1 and TID#2 for future projects. Village Manager Paul Boening will provide this information at a future meeting.

3. Discussion and Recommendation to Village Board regarding 2020 Budget for TID #1 and TID #2.

Village Manager Paul Boening summarized the TID#1 and TID#2 budgets. There was a discussion about what should be included in the projects line and if Consaul Commons should be included. Village Manager Paul Boening said that once the Village Board

approves a Consaul Commons project it could be reflected in the TID#1 budget. There was a discussion on fund balance and leaving room for future development. There was a discussion about Mandel's contribution to Consaul Commons.

Jim Roemer moved to recommendation the TID#1 budget to the Village Board. Mike Dwyer seconded. Motion passed 7-0

Jim Roemer moved to recommendation the TID#2 budget to the Village Board. Mike Dwyer seconded. Motion passed 7-0

4. Discussion/Action on the funding request from the Whitefish Bay Business Improvement District Board.

Jeff Commer, Brian Schauland, and Phil Aiello with the Whitefish Bay Business Improvement District (BIS) presented their request for a grant. They summarized the various initiatives the BID accomplished last year. Jay Saunders asked how the funds for marketing would be spent. There was a discussion regarding the amount of the request vs. previous years and where the additional money was going to be spent. There was consensus that the CDA needed more information prior to moving forward with a grant. Jay Saunders left the meeting at about 7:40 pm.

Jim Roemer moved to table the funding request from the Whitefish Bay Business Improvement District Board. Julie Siegel seconded. Motion passed 7-0

5. Review and possible recommendation of a design concept to the Village Board for the redevelopment of Consaul Commons.

Luke Haas and Tom Mortensen with raSmith presented an overview of the three options and Public Comment that was received. There was board discussion about the likes and dislikes of the various options as a whole. Brian Vanevenhoven left the meeting at about 7:50 pm. He expressed his support for option C. There was a consensus of the CDA that option C was preferred. Dr. Patel with Bay Shore Dental provided comments in support of option C. She asked to work together to make sure the sunshades would not interfere with the windows of her building. There was a discussion about the Bay's seating arrangements and lease. There was discussion about possible changes to option C. These included the addition of signage, adding lighting, shrinking the restaurant seating area, permeable pavers, more public seating, no artificial turf, green space and tree types, accessibility, and electrical access. Luke Haas and Tom Mortensen with raSmith will take the comments last night and come back with a revised and final Option C design in November.

6. The CDA may convene into Closed Session pursuant to Wisconsin State Statute §19.85(1)(e) deliberating or negotiating the purchase of public property, investing of public funds, conducting other specified business

**whenever competitive and/or bargaining reasons require a closed session
– specifically regarding potential development opportunities**

Closed session was not held.

**III. Adjourn: Julie Siegel moved to adjourn at 8:34 pm. Sarah Malik seconded.
Motion passed 6-0.**

DRAFT



COMMUNITY DEVELOPMENT AUTHORITY MEETING – STAFF REPORT

REPORT TO: Paul Boening – Village Manager
Chairperson Ray Krueger
CDA Members

REPORT FROM: Tim Blakeslee – Assistant Village Manager

DATE: 11/6/19

AGENDA ITEM: Discuss/Approve grant request from the Whitefish Bay Business Improvement District (BID)

ACTION REQUESTED: Motion Information Only

BACKGROUND

In October 2019 the Whitefish Bay Business Improvement District (BID) submitted a grant request to the Community Development Authority (CDA) in the amount of \$48,500 for the next two fiscal years (\$97,000 total). At that meeting, the CDA requested additional information from the BID prior to considering their request for funding.

The BID has submitted the following information for review at the November meeting:

- **Attachment 1:** Funding request letter for 2020 and 2021. This letter highlights what the BID will be able to accomplish with various levels of funding from the CDA.
- **Attachment 2:** BID Operating Budget for 2020 and 2021. Page 1 shows the budget for 2020 and 2021 with various levels of funding from the CDA. Page 2 shows where the CDA money will be spent based on the amount of funding provided.

RECOMMENDED ACTION BY CDA

Discuss/Approve grant request from the Whitefish Bay Business Improvement District (BID)

Attachments:

1. Funding request letter for 2020 and 2021.
2. BID Operating Budget for 2020 and 2021

C: Attorney Jaekels
BID Director
BID President

Dear CDA Members,

Thank you for your consideration of the Whitefish Bay BID's fund request at your October 15, 2019 meeting. As a follow-up to the discussions at the meeting, I have attached the proposed budgets for 2020 and 2021. The budget includes historical income statements for 2017 and 2018; projected income statement for 2019; budgets for 2020 with \$0, \$28,500, and \$48,500 contributions from the CDA; and a 2021 budget with a \$48,500 contribution from the CDA.

We plan on further work/research on a few initiatives including adding a music option to the drive possibly playing from the lamp posts.

2020 Budget with \$0 CDA Contribution

The CDA funds that have been provided in the past are integral to the BID running events in the manner Whitefish Bay and surrounding residents are accustomed. These funds also enable the BID to build a partnership with the Whitefish Bay Civic Foundation for events like Bay Day and Sounds of Summer. In the event the CDA chooses not to fund the BID, the following modifications to our business plan would be required:

- Reduction in outreach for Holiday Stroll
- Significant reduction in general marketing for the Merchants of Whitefish Bay
- Elimination of BID participation in Bay Day
- Elimination of BID participation for Sounds of Summer

These modifications would impact our ability to fulfill our mission to support the Merchants of Whitefish Bay as these events and the general outreach help drive consumers to the Drive.

2020 Budget with \$28,500 Contribution

An annual contribution of \$28,500 from the CDA as they have provided recently would allow the BID to execute our business plan in a manner similar to years past. The BID would include the four items above and improve the business plan with the following items.

- Enhance our preparation and marketing outreach for Art Fest
- Market Merchants of Whitefish Bay outside of the Bay area with direct mailings and Milwaukee Magazine advertisements
- Improve Sidewalk Sale-a-bration marketing
- Install holiday lights at new outlets at lamp posts
- Design, develop and implement a plan for colorful bicycle racks for the Drive

2020 Budget with \$48,500 Contribution

An annual contribution of \$48,500 from the CDA would allow us to improve events, enhance our digital presence, and extend our outreach in the following ways:

- Enhance our social media outreach with campaigns on Facebook and Instagram
- Enhance our current website. Updates to the website would include: Cleaning up, modernizing and organizing the pages in a more efficient way, updating social media integration, updating the video and picture gallery, reorganizing the merchant list, including search functionality for consumers seeking merchants, and including targeted advertisements based on searches.
- Create seasonal light post banners for the Drive
- Install year-round LED lights at new lamp posts

2021 Budget with \$48,500 Contribution

The 2021 budget would be different from the 2020 budget with a similar contribution because the one-time costs in 2020 would be deployed for the following items:

- Bolster the Holiday Stroll, Sidewalk Sale-a-bration, and Farmers Market events
- Enhance our marketing through additional social media advertising, business prospecting, and light-post banner design and production.
- And to a lesser extent, cover anticipated increases in expenses

Thank you again for your consideration of contributions for 2020 and 2021. We value our partnership with the CDA and look forward to working together in the coming years.

Sincerely,
Jeff Commer
BID President

2020/2021 WFB BID Budget

		2017 Actual	2018 Actual	2019 Budget	2019 Projected	2020 Budget	2020 w/CDA at \$0	2020 w/CDA at \$28,500	2020 w/CDA at \$48,500	2021 w/CDA at \$48,500
INCOME										
BID Assessment	\$	59,465.00	\$ 60,285.00	\$ 60,000.00	\$ 59,953.00	\$ 63,590.00	\$ 63,590.00	\$ 63,590.00	\$ 63,590.00	\$ 63,590.00
CDA Contribution		28,500.00	28,500.00	28,500.00	28,500.00	-	-	28,500.00	48,500.00	48,500.00
Dog Days of Summer		-	4,700.00	5,000.00	-	-	-	-	-	-
Farmers Market		5,500.00	11,227.00	10,000.00	6,880.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00
Interest		-	288.12	-	280.31	-	-	-	-	-
Sidewalk Sale		5,520.00	1,663.91	2,000.00	663.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
WFB Sounds of Summer		8,035.00	-	-	-	-	-	-	-	-
WFB Holiday Stroll		12,000.00	18,520.00	20,000.00	18,500.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
TOTAL INCOME	\$	119,020.00	\$ 125,184.03	\$ 125,500.00	\$ 114,776.31	\$ 93,590.00	\$ 93,590.00	\$ 122,090.00	\$ 142,090.00	\$ 142,090.00
EXPENSES										
Art Festival	\$	-	\$ -	\$ -	\$ 1,186.80	\$ -	\$ 1,200.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Bay Day		-	-	-	4,610.82	-	-	5,000.00	5,000.00	5,000.00
Dog Days of Summer		-	3,675.77	3,500.00	415.00	-	-	-	-	-
Events		-	-	-	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,250.00
Holiday Stroll		17,000.00	30,330.33	35,000.00	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,000.00
Insurance		1,000.00	921.00	1,000.00	905.00	1,000.00	1,000.00	1,000.00	1,000.00	1,250.00
Internet		100.00	-	-	-	-	-	-	-	-
Marketing		12,700.00	8,685.12	16,000.00	14,000.00	7,200.00	2,590.00	7,790.00	14,840.00	25,590.00
Meetings		100.00	1,002.09	1,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,500.00
Office Supplies		430.00	682.01	1,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,500.00
Professional Services		33,800.00	35,750.04	40,000.00	36,000.00	36,000.00	40,000.00	40,000.00	40,000.00	42,000.00
Rent		1,800.00	1,650.00	1,500.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	2,000.00
Sidewalk Sale-a-bration		8,090.00	6,716.74	7,000.00	908.48	2,000.00	1,000.00	2,000.00	2,000.00	2,500.00
Sounds of Summer		7,900.00	5,000.00	5,000.00	5,000.00	-	-	5,000.00	5,000.00	5,000.00
Street Beautification		12,650.00	10,815.55	10,000.00	10,000.00	10,000.00	10,000.00	18,500.00	31,450.00	13,500.00
Survey		-	388.00	-	-	-	-	-	-	-
Farmers Market		2,500.00	5,232.24	4,500.00	5,500.00	6,000.00	6,000.00	6,000.00	6,000.00	7,000.00
TOTAL EXPENSES	\$	98,070.00	\$ 110,848.89	\$ 125,500.00	\$ 115,326.10	\$ 94,000.00	\$ 93,590.00	\$ 122,090.00	\$ 142,090.00	\$ 142,090.00
NET INCOME	\$	20,950.00	\$ 14,335.14	\$ -	\$ (549.79)	\$ (410.00)	\$ -	\$ -	\$ -	\$ -

2020/2021 WFB BID Budget

		2020 Revised Budget vs. 2019 Projected	2020 Budget Variance (CDA at \$28,500 v. CDA at \$0)	2020 Budget Variance (CDA at \$48,500 v. CDA at \$28,500)	2021 Budget w/CDA at \$48,500 v. 2021 Budget w/CDA at \$48,500
INCOME					
BID Assessment	\$	3,637.00	\$ -	\$ -	\$ -
CDA Contribution		(28,500.00)	28,500.00	20,000.00	-
Dog Days of Summer		-	-	-	-
Farmers Market		2,120.00	-	-	-
Interest		(280.31)	-	-	-
Sidewalk Sale		337.00	-	-	-
WFB Sounds of Summer		-	-	-	-
WFB Holiday Stroll		1,500.00	-	-	-
TOTAL INCOME	\$	(21,186.31)	\$ 28,500.00	\$ 20,000.00	\$ -
EXPENSES					
Art Festival	\$	13.20	\$ 3,800.00	\$ -	\$ -
Bay Day		(4,610.82)	5,000.00	-	-
Dog Days of Summer		(415.00)	-	-	-
Events		-	-	-	250.00
Holiday Stroll		(5,000.00)	-	-	2,000.00
Insurance		95.00	-	-	250.00
Internet		-	-	-	-
Marketing		(11,410.00)	5,200.00	7,050.00	10,750.00
Meetings		-	-	-	500.00
Office Supplies		-	-	-	500.00
Professional Services		4,000.00	-	-	2,000.00
Rent		-	-	-	200.00
Sidewalk Sale-a-bration		91.52	1,000.00	-	500.00
Sounds of Summer		(5,000.00)	5,000.00	-	-
Street Beautification		-	8,500.00	12,950.00	(17,950.00)
Survey		-	-	-	-
Farmers Market		500.00	-	-	1,000.00
TOTAL EXPENSES	\$	(21,736.10)	\$ 28,500.00	\$ 20,000.00	\$ -
NET INCOME	\$	549.79	\$ -	\$ -	\$ -



COMMUNITY DEVELOPMENT AUTHORITY MEETING – STAFF REPORT

REPORT TO: Paul Boening – Village Manager
Chairperson Ray Krueger
CDA Members

REPORT FROM: Tim Blakeslee – Assistant Village Manager

DATE: 11/6/19

AGENDA ITEM: Recommendation of a design concept to the Village Board for the redevelopment of Consaul Commons.

ACTION REQUESTED: Motion Information Only

BACKGROUND

The Village of Whitefish Bay owns and maintains a small public space on Silver Spring Drive known as Consaul Commons. Consaul Commons is an existing 40 ft. by 100 ft. community space located between Gerhard's Kitchen and Bath Store (402 E Silver Spring Dr) to the east and The Bay Restaurant (342 E Silver Spring Dr) to the west.

A preliminary design concept for Consaul Commons was included in conjunction with the Silver Spring Drive Master Plan Update. Prior to that update, a group of BID representatives and other stakeholders prepared several preliminary design concepts. In addition, multiple renderings were submitted by the Mandel Group as part of the adjacent Beaumont Place development. However, despite community interest, there has not been a Village led project aimed at formalizing a Consaul Commons redesign.

As a result, in March 2019 the Village released an RFP for Professional Design Services for the Redevelopment of Consaul Commons. The Village received 8 proposals in response to the RFP. The Village Board, upon recommendation from the Community Development Authority (CDA), selected raSmith as the design consultant for the project.

With guidance from Village Staff, raSmith developed three draft concepts for public review. A public open house was held to reveal and receive comments on the three design concepts on August 15, 2019. An online comment form was also available until August 30, 2019. Between the open house and online comment form, the Village received over 100 comments on the three design concepts. The CDA reviewed the three concepts at their regular meeting in October 2019.

The CDA recommended moving forward with option C with various adjustments. These included the addition of signage, adding lighting, shrinking the restaurant seating area, adding permeable pavers, more public seating, no artificial turf, additional green space and tree types, better accessibility, and electrical access. **Attachment 1** includes the Final Consaul Commons Design Concept from raSmith that incorporates these recommendations from the CDA. **Attachment 2** is the opinion of Probable Cost by Amenities for the project which totals \$267,579.00

The construction budget for this project has not yet been set. It is anticipated that a majority of funding for the project will be provided by the Silver Spring TID #1 fund. To date, the CDA and Village Board have not instituted a cap on what can be invested toward the project. Following CDA and Village Board approval of the design, Village Staff would move forward with the needed documents to prepare the project for bidding/construction.

RECOMMENDED ACTION BY CDA

Recommendation of a design concept to the Village Board for the redevelopment of Consaul Commons.

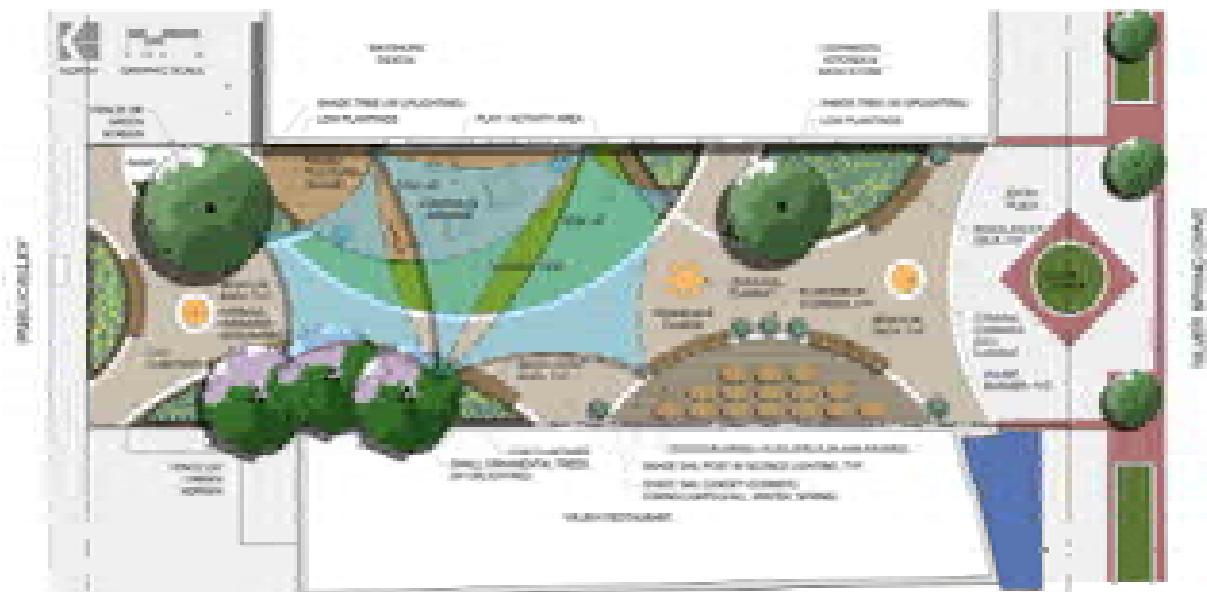
Attachments:

1. Final Consaul Commons Design Concept
2. Opinion of Probable Cost by Amenities

C: Attorney Jaekels
BID Director
BID President

CONSAUL COMMONS

VILLAGE OF WHITEFISH BAY



FINAL CONCEPT

raSmith
CREATIVITY BEYOND ENGINEERING





Consaul Commons
Option of Probable Cost
November 7, 2019



Final Concept

This represents Landscape Architect's judgement based upon the conceptual plan dated November 7, 2019 and information received at date hereof.

No representation is made that proposals, bids or costs received from contractors will compare favorably or proximately with this opinion.

DEMOLITION

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
1	Concrete Removal	SY	\$15.00	320	\$4,800.00	
2	Tree Removal	EA	\$1,000.00	3	\$3,000.00	
3	Shrub Removal	ALLOW	\$1.00	1,500	\$1,500.00	
4	Excavation (18" Depth)	CY	\$20.00	290	\$5,800.00	
DEMOLITION TOTAL						\$15,100

UTILITIES

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
5	Electrical / Plumbing	ALLOW	\$40,000.00	1	\$40,000.00	
6	Drain / Piping	ALLOW	\$25,000.00	1	\$25,000.00	
UTILITIES TOTAL						\$65,000



Consaul Commons
Option of Probable Cost
November 7, 2019



Final Concept

This represents Landscape Architect's judgement based upon the conceptual plan dated November 7, 2019 and information received at date hereof.

No representation is made that proposals, bids or costs received from contractors will compare favorably or proximately with this opinion.

HARDSCAPE

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
7	2 x 2 Pavers (Dry Set)	SF	\$16.00	1,830	\$29,280.00	
8	Concrete Curb	SF	\$15.00	405	\$6,075.00	
9	Composite Decking	SF	\$50.00	590	\$29,500.00	
HARDSCAPE TOTAL						\$64,855

SITE AMENITIES

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
10	Benches	EA	\$800.00	5	\$4,000.00	
11	Planters	EA	\$1,200.00	11	\$13,200.00	
12	Trash / Recycling Receptacles	EA	\$1,300.00	4	\$5,200.00	
13	Fencing / Green Screen	EA	\$12,000.00	1	\$12,000.00	
14	Shade Sail Canopies & Posts	ALLOW	\$18,000.00	1	\$18,000.00	
15	Site Lighting (Sconces & String Lights)	ALLOW	\$10,000.00	1	\$10,000.00	
16	Artwork	ALLOW	\$15,000.00	1	\$15,000.00	
SITE AMENITIES SUBTOTAL						\$77,400



Consaul Commons
Option of Probable Cost
November 7, 2019



Final Concept

This represents Landscape Architect's judgement based upon the conceptual plan dated November 7, 2019 and information received at date hereof.

No representation is made that proposals, bids or costs received from contractors will compare favorably or proximately with this opinion.

LANDSCAPING

NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	TOTAL
17	Shade trees (3" Cal.)	EA	\$800.00	2	\$1,600.00	
18	Ornamental trees (2 1/2" Cal)	EA	\$500.00	3	\$1,500.00	
19	Perennials (4.5" pot)	EA	\$16.00	182	\$2,912.00	
20	Bed Prep (Perennial Areas)	SF	\$3.00	728	\$2,184.00	
21	Annuals for Planters	ALLOW	\$400.00	1	\$400.00	
22	Turf Sod	SY	\$18.00	62	\$1,116.00	
23	Mulch	CY	\$61.00	10	\$610.00	
LANDSCAPING SUBTOTAL						\$10,322

Subtotal **\$232,677**

Contingency (15%) **\$34,902**

Grand Total **\$267,579**



Village of Whitefish Bay

5300 N. Marlborough Drive • Whitefish Bay, Wisconsin 53217 • (414) 962-6690 • Fax (414) 962-5651

MEMORANDUM

TO: Community Development Authority
Paul Boening, Village Manager

FROM: Tim Blakeslee, Assistant Village Manager

DATE: November 6, 2019

SUBJECT: Downtown Incentive Grant Application Review: K & S Investments LLC

A. PURPOSE

- 1) Consider the Downtown Incentive Grant Application of K & S Investments LLC at 629 E Silver Spring Dr, Whitefish Bay, WI 53217 on parcel number 198-0125-000
- 2) The applicant has requested that the Downtown Incentive Grant Program fund 50.0% (\$95,422.00) of the project cost.
 - a. \$60,300.00 grant for new life-safety related work.
 - b. \$35,122.00 grant for work previously completed. While previously-incurred expenses are ineligible per the grant guidelines, this information has been provided as a part of the application package for the CDA to consider as part of the request.

B. PROJECT BACKGROUND

K & S Investments previously submitted a Downtown Incentive Grant application to convert unused second-floor space to leasable space in August of 2017. At that time, the project had a budget of \$177,958.85. The grant award for this project from the CDA was \$30,000. As a result of the project, K & S Investments leased two of the newly created spaces to successful businesses. K & S Investments stated that they have tenant interest in the third space at this time.

K & S Investments stated that as a result of this project, the NSFD has required that they install fire alarms throughout the entire building at a cost of \$120,600.00. K & S Investments is requesting a 50% match for this request totaling \$60,300. K & S Investments also noted that as the 2017 project got underway, various issues arose and actual project cost was \$248,203.66. K & S Investments is requesting that the CDA waive the program guideline that "work begun prior to application submittal" is not an eligible expense and support a 50% match of the additional second floor renovation costs (\$70,244.81) totaling \$35,122.00.

- *Grant Application Type: Proposal & Negotiated Agreement- Awarding of funds will be at the discretion of the Village Board based on a recommendation from the CDA. However, a grant award of \$50,000 or less would not require Village Board action.*

- *Project Budget:* \$190,844.81
- *Eligible Project Costs:* \$120,600.00
- *Ineligible Project Costs:* \$70,244.81 (K & S Investments requests the CDA consider this an eligible expense)
- *Grant Request:* \$95,422.00
- *Public/Private Leverage Ratio:* 50.00% Public : 50.00% Private (As requested)
- *Type of Physical Space Enhancement:* Interior building renovations and code compliance.
- *Project Schedule:* The estimated project schedule is below. Per the program guidelines, the grant application was submitted prior to any work being completed with regard to the life-safety related work. The Interior building renovations were completed prior to grant submittal.
 - Second Floor Renovation Jan. 2018-July 2018
 - Fire Alarm System Oct. 2019-Feb. 2020
- *Project Scope:*
 - Code Compliance*
 - Life-safety related work (fire alarm, control panel, pull stations, sirens, etc...)
 - Tenant Buildout*
 - *Added Furnaces and Heater*
 - *Fire Marshall – Meet Fire Rating Requirements*
 - *Stairways – Egress/ Exits*
 - *Work Room Demo*
 - *Window Trim Work*
 - *Drywall Soffit Corridor*
 - *Insulate Plumping*
 - *Support Piping*
 - *Electrical for Fire Alarm Panel*
 - *Various Firestops*
 - *Lighting*
 - *Flooring/Carpet*
 - *Alarm Installation*

The application was received and considered substantially complete. Notes on completeness for project materials reviewed by Village Staff include:

1. Eligible vs. Ineligible Expenses – K & S Investments is requesting that the CDA waive the program guideline that “work begun prior to application submittal” is not an eligible expense and support a 50% match of the additional second floor renovation costs (\$70,244.81) totaling \$35,122.00.

2. Sole Source Contractor – Applicant did not receive 3 quotes for work that was related to the second floor renovation included in this grant request. These contractors include Ideal Custom Flooring (\$13,181.52), Spectrum Lighting (\$5,304.48), and Tyco (\$12,669.94). The applicant did receive 3 quotes for the life-safety related work.
3. Business Plan/Financial Information – Applicant did not submit a business plan as requested by the grant program guidelines. However, Applicant did submit 3 years of tax returns, year-end income statement, and balance sheet. This is acceptable to Village Staff, but it is at the discretion of the CDA to decide if this financial information provides enough detail to fulfill the grant program requirements.
4. Drawings/Photos – Applicant submitted photos of the improvements but did not provide information details on what improvements were made. These photos are included in the application materials. A basic floor plan was not included with the application but was previously included in the prior grant application. This is acceptable to Village Staff.

C. REVIEW & COMMENT FROM THE WHITEFISH BAY BUSINESS IMPROVEMENT DISTRICT

From: Jeff Commer [<mailto:jeff@swipeworks.com>]

Whitefish Bay Business Improvement District

The BID Board Members/Economic Development Team (Phillip Aiello, Bryan Schauland, Kevin Schuk) approve the request for funding based on the program rules. I had recuse myself because K and S Investments is my landlord.

Based on that info, we approve.

Jeff Commer
BID President

D. GRANT EVALUATION CRITERIA

The Downtown Incentive Grant Program establishes ten criteria for the Community Development Authority's review, outlined below.

1. *Is the grant application complete with all required materials?*
The project materials are substantially complete, except as noted above.
2. *Did the applicant pass the background and credit checks?*
Will be completed if needed.

3. *Does the proposed project achieve one or more of the funding outcomes of the Downtown Incentive Grant program?*

Yes, the proposed project meets two of the four funding outcomes of the Downtown Incentive Grant program. See below:

- Create engaging spaces, encourage social spaces, and promote pedestrian activity through upgrades to storefronts, façades and streetscape features.
 - No, the application does not achieve this funding outcome.
- Attract new businesses and encourage business development that improve the district's retail mix and commercial density through building expansions or interior renovations.
 - Yes, the application does achieve this funding outcome. The applicants have made substantive interior renovations to make the second floor a viable space for new businesses.
- Improve accessibility through building and/or site improvements that bring properties up to code for ADA accessibility standards.
 - No, the application does not achieve this funding outcome related to ADA. However, it does improve the site with regards to life-safety related code requirements.
- Improve the roofscape of the district through rooftop build-outs and improvements that can create occupiable spaces.
 - Yes, the application does achieve this funding outcome. The grant involved creating occupiable spaces on the second floor for three tenants spaces which were not previously available.

4. *Is the proposed project located within the Investment Focus Area of the Silver Spring Drive Business District?*

Yes.

5. *Is the proposed project consistent with the 2016 Silver Spring Drive Master Plan Update?*

Yes, the application does achieve funding outcomes related to several opportunities and challenges that were identified for the Silver Spring Drive Business District, including:

- “Increasing building density and the retail, office, and residential footprint within the Silver Spring Drive Business District through redevelopment and revitalization of unoccupied square footage.” - The applicant created an occupiable space that was previously not utilized.
- “Improving the exterior and interior conditions of existing buildings recommended for ‘revitalization’ without placing the financial burden on tenants via increased

lease rates" – The applicant is making substantial repairs to the interior of the space.

6. *Is the proposed project consistent with the Whitefish Bay BID 2017-2019 Strategic Plan?*

Yes, this project is consistent with one of the three goals of the strategic plan:

- o Diverse business portfolio – K & S Investments leased two of the newly created spaces to successful businesses that have added to the vibrancy of the area. K & S Investments stated that they have tenant interest in the third space at this time.

7. *For exterior renovations, is the proposed project consistent with Village of Whitefish Bay Zoning District 11 Site and Building Design Standards?*

N/A. The extent of the work is exclusively within the interior of the building.

8. *Will the project leverage private sector investment that would not occur but for the grant?*

No, the application meets the requirement of a 1:1 public:private leverage ratio, but does not exceed the required grant match.

9. *Does the grant offset a verifiable shortfall in debt and/or equity funds available to the project from the applicant and/or private sector?*

CDA Discretion. Three years of business tax returns, a year-end income statement, and balance sheet is included for CDA review. K & S Investments provided the following breakdown of proposed use of funds:

Sources of funds for Second Floor Renovation:

\$125,000 Real Estate Term Loan
\$93,203 Partners Equity
\$30,000 Village of Whitefish Bay Grant

Sources of Funds for Fire Alarm System

\$60,300 Partners Equity
To Be Determined - Village of Whitefish Bay Grant
To Be Determined - Line of Credit

10. *Can the applicant demonstrate strong past business performance and the requisite professional experience to prove project viability?*

The submitted financial statement indicates stable business performance. As the owners of the Winkies Building, K & S Investments has been a staple of Whitefish Bay and currently has a number of successful tenants.

E. RECOMMENDATION

A project of this size is eligible for the Proposal & Negotiated Agreement- Awarding of funds will be at the discretion of the Village Board on a recommendation from the CDA for funding of up to 50% of the total eligible project costs. The applicant is requesting a grant for 50% of their project

cost for both eligible and ineligible expenses. Based on the review of submitted materials, it is recommended that the CDA consider the following:

- As the application is currently written, 50% of the ineligible project costs are requested for the grant award. This is directly in conflict with program guidelines, which specify that grants should not exceed 50% of total eligible project costs. It is at the discretion of the CDA to decide if the previously incurred renovation costs should be considered towards the total eligible project costs.
- Applicant did not receive 3 quotes for work that was related to the second floor renovation included in this grant request. The applicant did receive 3 quotes for the life-safety related work.
- The grant does not leverage more private sector investment than the requested grant match.
- This project is successful in achieving several funding outcomes outlined in the grant program and is in alignment with the plans and vision for the area.
- The BID supports this project.
- The applicant's additional materials attempt to illustrate a gap in project financing. This determination is at the discretion of the CDA.
- Projected positive impacts to the District should be considered in relation to the amount of the grant.

K & S Investments

629 E. Silver Spring Drive
Whitefish Bay, WI 53217

RECEIVED
OCT 08 2009

October 8, 2009

Village of Whitefish Bay Staff & CDA Board

Please find enclosed an application for the "Downtown Incentive Grant Program".

On 8/27/17 we submitted an application for Property Improvement Incentive to convert unused second floor space in our building to leaseable space. At that time we had a project budget of \$177,558.85. As the project got underway various issues arose and actual project cost was \$248,203.66. By doing this project, the NSFD also required that we install fire alarms throughout the entire building. That cost will be \$120,000.00.

As a result of the project, we have leased two of the newly created space to successful businesses that have added to the vibrancy of the area. We also have interest in the third space at this time.

Also in 2018, we invested in building improvements \$9820.00 for awning replacement and \$10,000.00 for tuckpointing. We are not including these in our request.

We are requesting that you consider the additional cost of the project \$70,244.81 and the cost of the fire alarm system \$120,000.00 in our grant application.

Sincerely,



Thomas D. Stuhlmacher
Partner
414-964-2130
www.whitefishwi@aol.com

Application

ITEMIZED LIST OF IMPROVEMENTS AND PROJECT COSTS

Use additional sheets or attachments if necessary

ELIGIBLE EXPENSES		
FIRE ALARM SYSTEM	120,600	<input checked="" type="checkbox"/> Bid <input type="checkbox"/> Estimate
Appraiser-Conn/Second Floor Restoration	70,244.81	<input type="checkbox"/> Bid <input type="checkbox"/> Estimate
		<input type="checkbox"/> Bid <input type="checkbox"/> Estimate
		<input type="checkbox"/> Bid <input type="checkbox"/> Estimate
		<input type="checkbox"/> Bid <input type="checkbox"/> Estimate
		<input type="checkbox"/> Bid <input type="checkbox"/> Estimate
TOTAL	190,844.81	Enter in Box "B," page 25

INELIGIBLE EXPENSES		
		<input type="checkbox"/> Bid <input type="checkbox"/> Estimate
		<input type="checkbox"/> Bid <input type="checkbox"/> Estimate
		<input type="checkbox"/> Bid <input type="checkbox"/> Estimate
TOTAL		May be used to calculate Total Project Budget. See "B," page 15

Application

APPLICANT NAME: K & S INVESTMENTS

BUSINESS OWNER (TENANT) PROPERTY OWNER

PHONE NUMBER: 414-964-2130

E-MAIL: winkies6@aol.com

CO-APPLICANT NAME: _____

BUSINESS OWNER (TENANT) PROPERTY OWNER

PHONE NUMBER: _____

E-MAIL: _____

BACKGROUND & CREDIT CHECK AUTHORIZATION

I, K & S INVESTMENTS (print name), do hereby give permission for the Village of Whitefish Bay to conduct a background and credit check in relation to my application for a Downtown Incentive Grant. I will provide information that is necessary for the Village to conduct such investigations.

SIGNATURE: Thomas D. Stuhlmacher PARTNER

PRINTED NAME: Thomas D. STUHLMACHER

DATE: 10/10/17

FOR VILLAGE STAFF ONLY:

COMPLETENESS OF APPLICATION

- Pre-development Meeting w/Village staff
- Application Form & Project Materials
- Business Operation Information
- Background Check
- Credit Checks
- No items in pre-related issues

BIO REVIEW

- Review Accomplished
- Commentary Provided

TYPE OF PHYSICAL SPACE ENHANCEMENT

- Façade Renovation Infill Building Renovation
- Upper-story Occupancy Roof-top
- Landscaping Project

Application

The section below refers to the property location of the project within this application.

NAME OF BUSINESS: X & S INVESTMENTS

TYPE OF BUSINESS: REAL ESTATE LEASING

PROPERTY ADDRESS: 1029 E. SILVER SPRING DRIVE

TOTAL BUILDING AREA (SQ. FT.): 43,000 (EXISTING)

TOTAL PROJECT AREA (SQ. FT.)

Building Addition: _____

Interior Renovated Space: 5,000

Exterior Site Modifications: _____

NO. OF FLOORS IN BUILDING: 3

CURRENT ASSESSED VALUE OF THE PROPERTY: \$ 3,326,000

LEASE EXPIRATION DATE: 4 YEARS

PROJECT BUDGET

Complete spreadsheet on next page

A. Total Project Budget	\$ _____
B. Total Eligible Costs	\$ <u>190,844.81</u>
C. Grant Request	\$ _____

Grant request is _____ % of the total project budget of eligible expenses

HAVE YOU PREVIOUSLY RECEIVED GRANT FUNDING FROM THE VILLAGE?

YES When and for how much 7/27/12 30,000 NO

APPLICANT SIGNATURE: Thomas D. Stuhlmacher PRINTED

APPLICANT PRINTED NAME: Thomas D. Stuhlmacher

DATE: 10/6/12

HOW DID YOU HEAR ABOUT THIS GRANT PROGRAM?

WPA VILLAGE MANAGER

K & S Investments Grant - Follow Up Required by 10/31/19

From: Bissel, Tim <T.Bissel@villagewi.org>

To: wimberly@villagewi.com <wimberly@villagewi.com>

Cc: Boening, Paul <P.Boening@villagewi.org>

Date: Tue, Oct 16, 2018 11:51 am

[View message] [Print] [Edit]

[Forward] [Reply] [Reply All] [Delete]

Hi Tom,

I've been begun the process of reviewing your application. I've got a number of initial requests for you. Please confirm receipt of this email and provide any requested follow-up information by October 31, 2018. Please let me know if you have any questions or need clarification.

I've attached a copy of your grant application and a blank application/checklist for reference.

Incomplete Grant Checklist items:

1. Checklist Item 1: You did not specify the amount of your grant request. Are you requesting a 50% match? The CDA provided you a 10% grant for the last portion of your project.
2. Checklist Item 2: In your cover letter you state that "various issues arose" which increased the actual cost of your original project. Please provide a description of each issue and the associated cost of each item.
3. Checklist Item 47: Please provide a number of photos of all areas that were improved. This will help the CDA visualize what the project accomplished. Please provide information about each picture as to what was done in the spec. Feel free to email them to me.
4. Checklist Item 5: Please provide a proposed project schedule.
5. Checklist Item 6: I strongly recommend you work on obtaining quotes from two other fire alarm companies. This is a large portion of your grant request and three quotes as part of the program. You don't necessarily have to select these companies if you are not comfortable working with them.
6. Checklist Item 8: For items not included in your original grant request (Ideal Custom Flooring, Spectrum Lighting, Tyco 2018) – did you receive three quotes? If so, please provide those quotes.
7. Checklist Item 10: Please provide the most recent three (3) years of business tax returns.
8. Checklist Item 11: Please provide business financial statements, including a current business plan, most recent year-end income statement, and balance sheet.
9. Checklist Item 12: Please provide Project-specific sources and uses of funds. For example, list debt, equity investment by the principal(s), bank loans, grants, or other equity investments. (See Evaluation Criteria #9, page 10 in grant booklet).

Other items to be included:

10. Please provide canceled checks, bank statements, or other documentation that show the provided invoices have been paid from any work that was done outside the initial grant request (Ideal Custom Flooring, Spectrum Lighting, Tyco 2018).
11. Please provide a canceled check, bank statement, or other documentation that shows the final payment was made to Wies Allen Construction for \$43,850. You provided an email stating you made payment, but it would be my suggestion to show that payment was made.

With regard to numbers 7,8,9 above – I would strongly recommend that you provide some type of financial information/history to the CDA. This grant program is intended to leverage private sector investment that would not occur but for the grant and offset a verifiable shortfall in the debt and/or equity funds available to the project from the applicant. Any financial information provided will only be supplied in the CDA's meeting packets and will not be posted online.

I will be working with the CDA to schedule a November meeting. Once I lock down a date I will let you know.

Thanks,

Tim

Tim Bissel,
Assistant Village Manager
Village of Waukesha Bay
3300 N Marlborough Drive
Whitnall Bay, WI 53217
Office: 414-262-0690
Direct: 414-755-6539

K & S Investments

629 E. Silver Spring Drive
Whitefish Bay, WI 54217

November 4, 2019

Hi Tim,

Please find enclosed responses to "Incomplete Grant Checklist Items".

#1 We are requesting a 50% match of \$95,422.00

\$ 70,244.81 second floor renovation

120,600.00 Fire Alarm system

190,844.81 Total

\$95,422.00 50% of total

#2 Previously provided invoices for Spectrum Lighting/Ideal Custom Flooring, Johnson Controls/TYCO. Cancelled checks for these items are provided in #10. Enclosing General Contractors Net Change list of added items (#16-#29).

Spectrum Lighting	\$5304.48
Ideal Custom Flooring	\$13,181.52
Johnson Controls/TYCO	\$12,669.94
Wes Allen Construction	\$58,834.00

#3 A number of photos were emailed on 10/29/19.

#4 Project schedule- Second Floor Renovation Jan. 2018-July 2018

Fire Alarm System Oct. 2019-Feb. 2020

#5 3 quotes enclosed. Lemberg Electric (who we are using)	120,600.00
Johnson Controls	132,142.02
Ashcroft Electric	138,000.00

#6 No we did not receive 3 quotes for these items.

#7 Find enclosed 3 years of business tax returns.

#8 Find enclosed most recent year-end income statement and balance sheet.

#9 Sources of funds for Second Floor Renovation

\$125,000 real estate term loan.

93,203 Partners equity

30,000 Village of Whitefish Bay Grant.

Sources of funds for Fire Alarm System

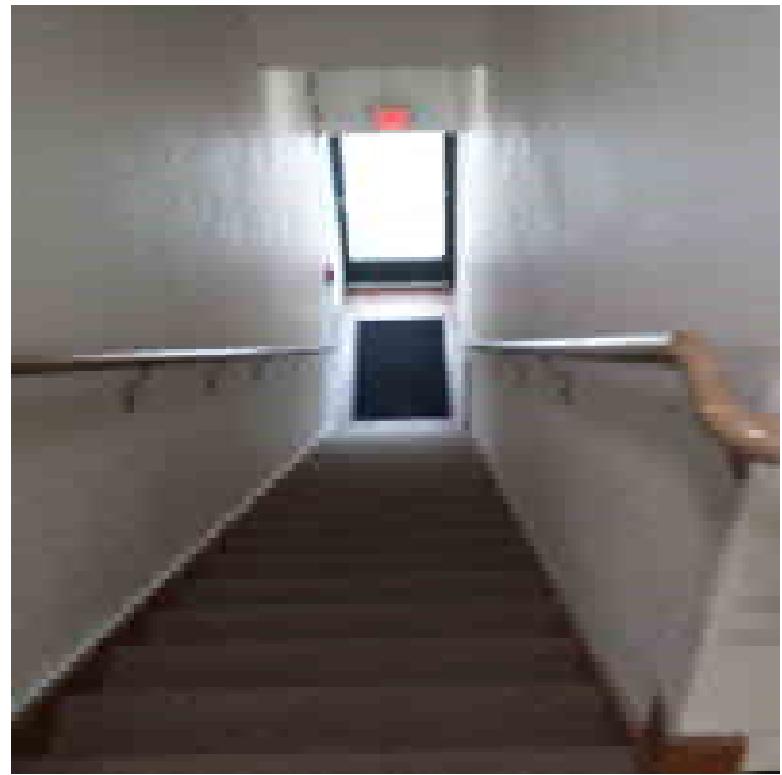
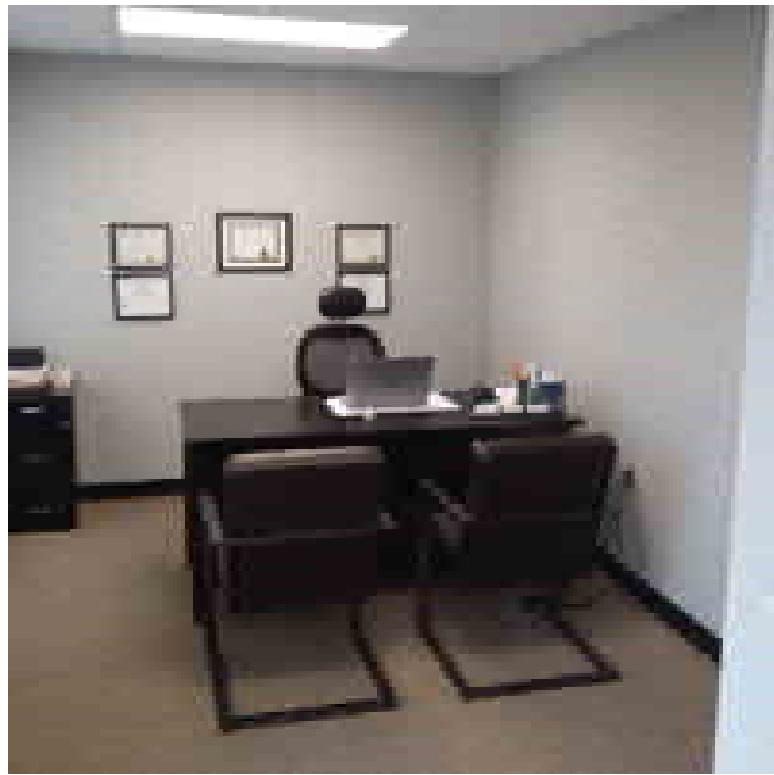
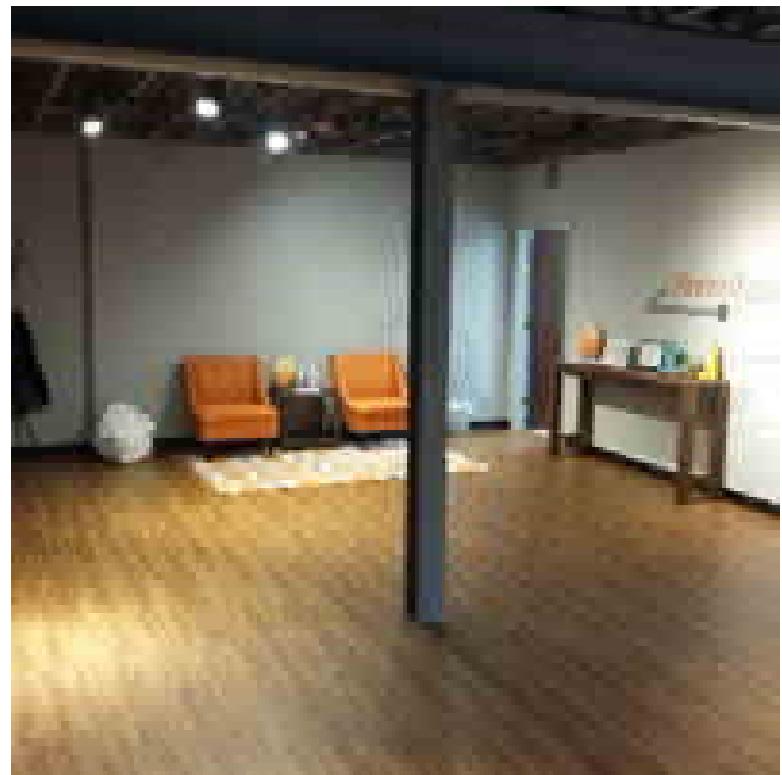
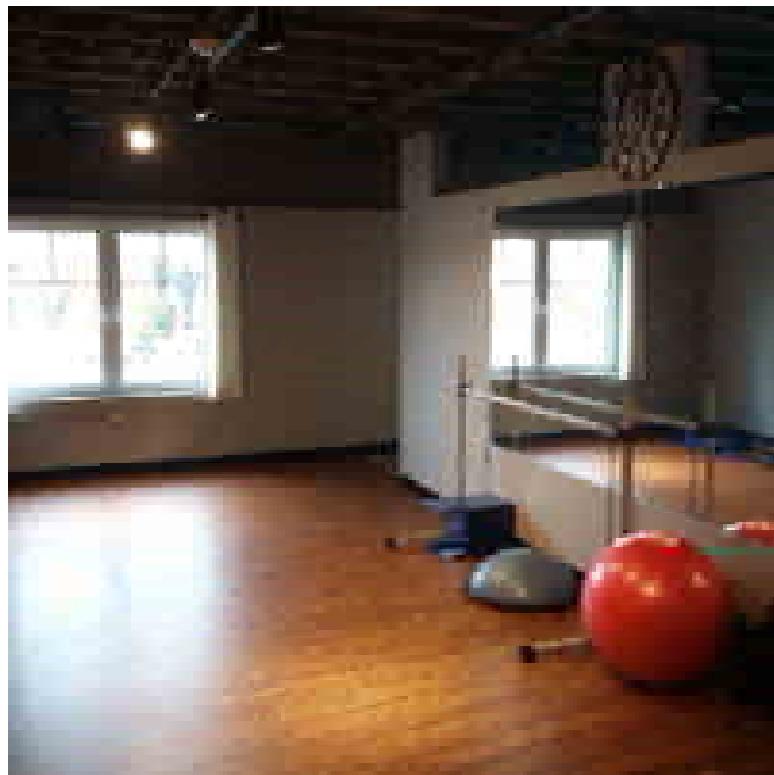
\$60,300 Partners Equity

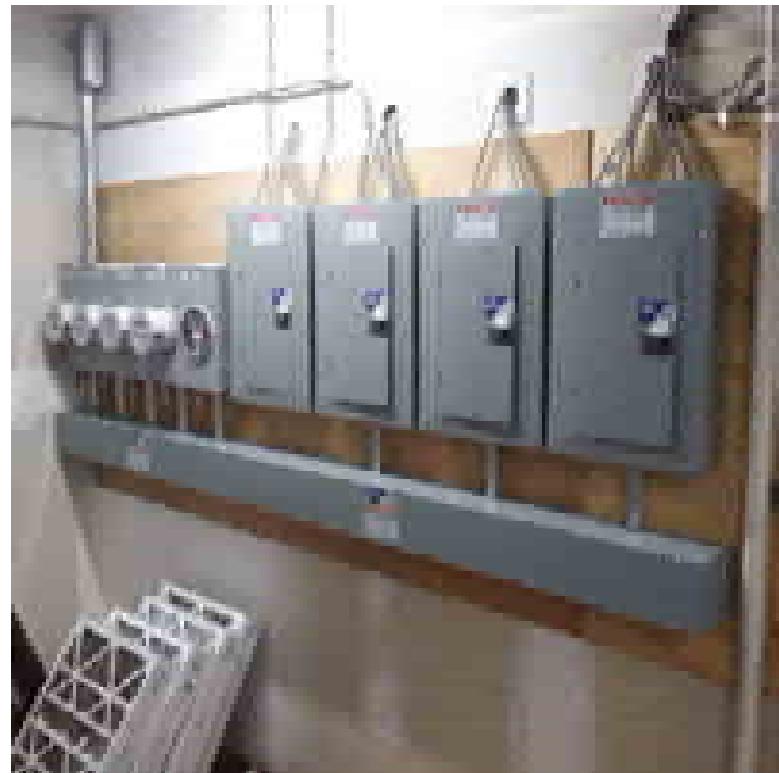
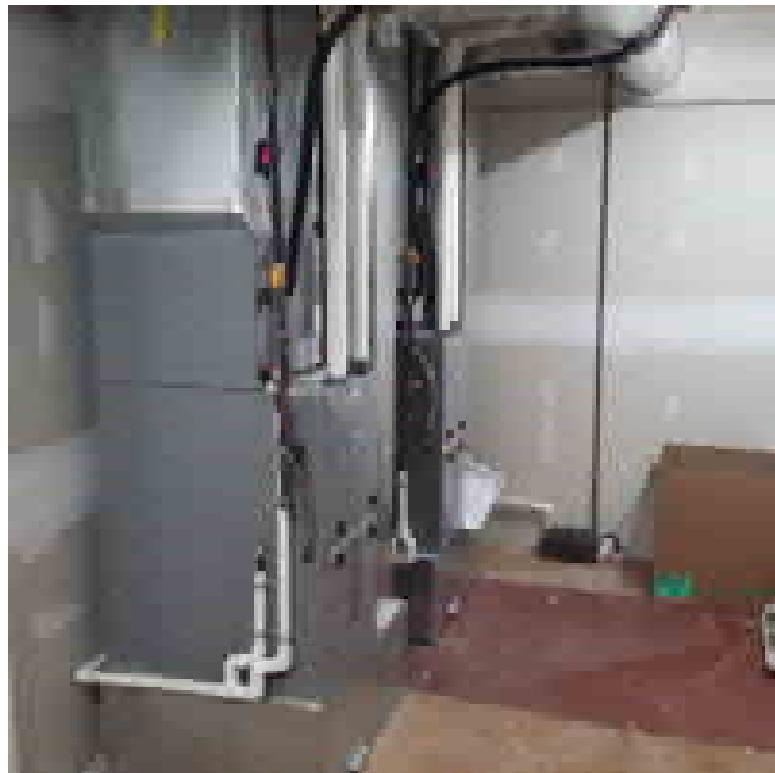
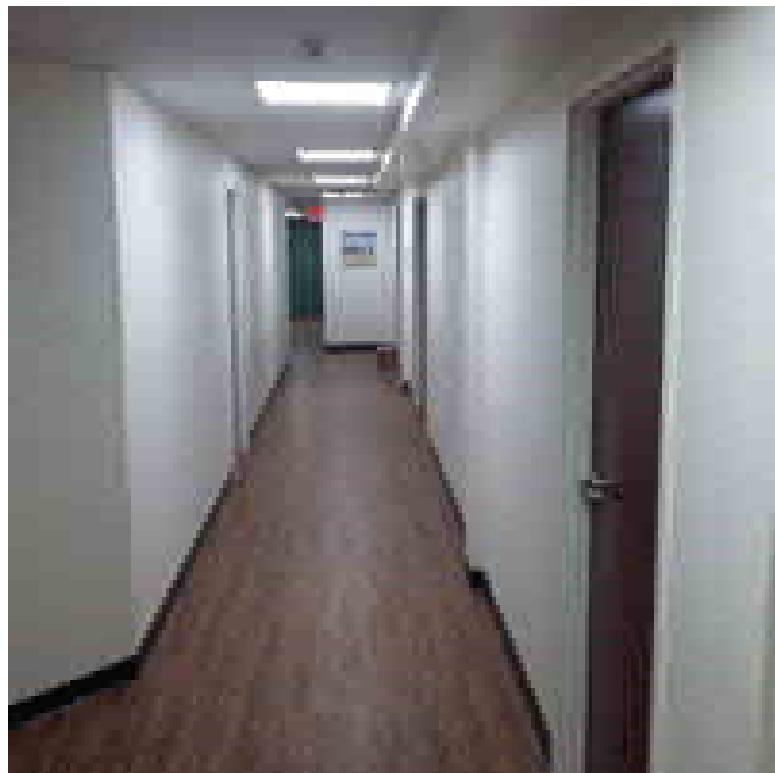
To Be Determined – Village of Whitefish Bay Grant

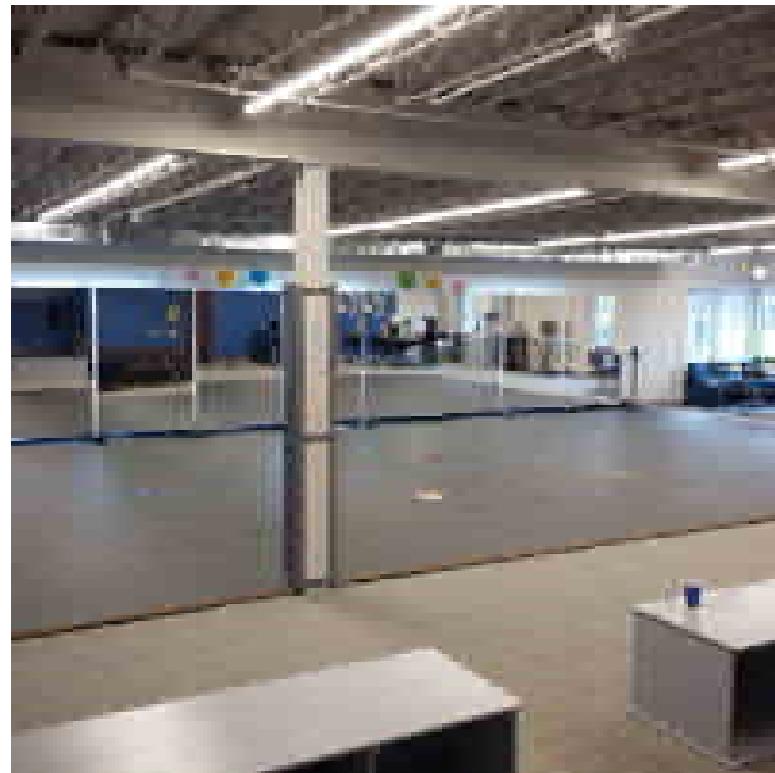
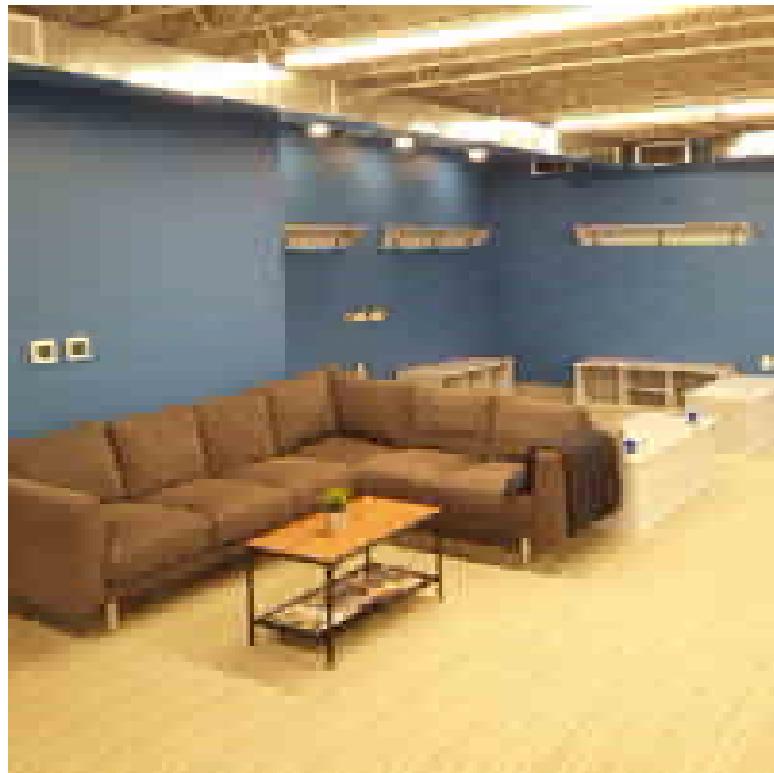
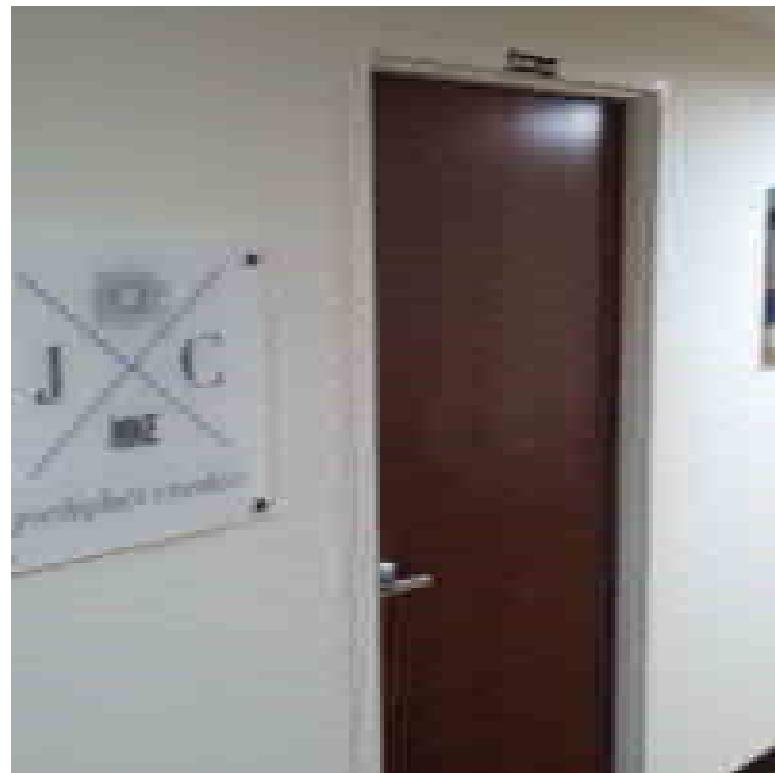
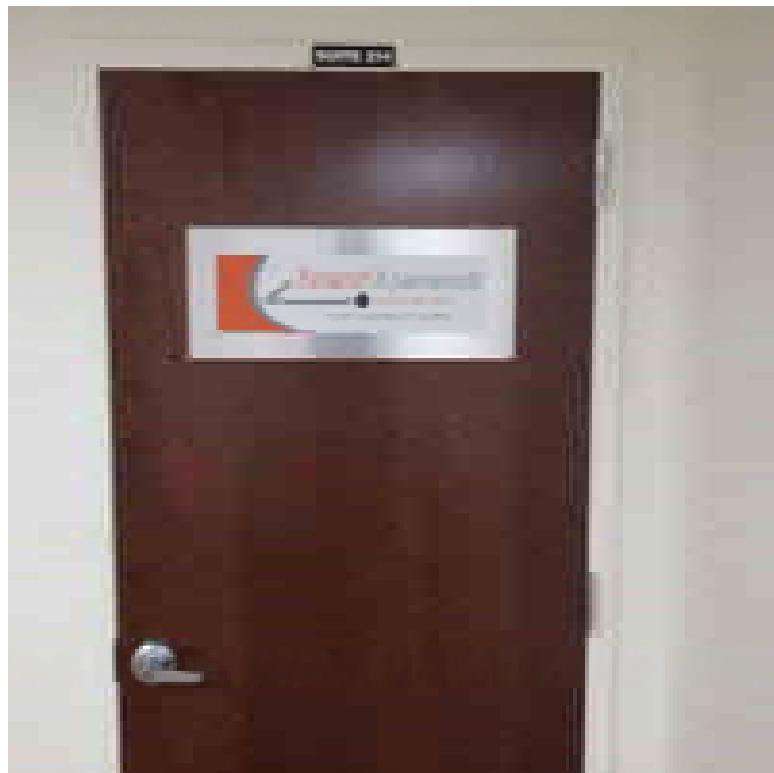
To Be Determined – Line of Credit

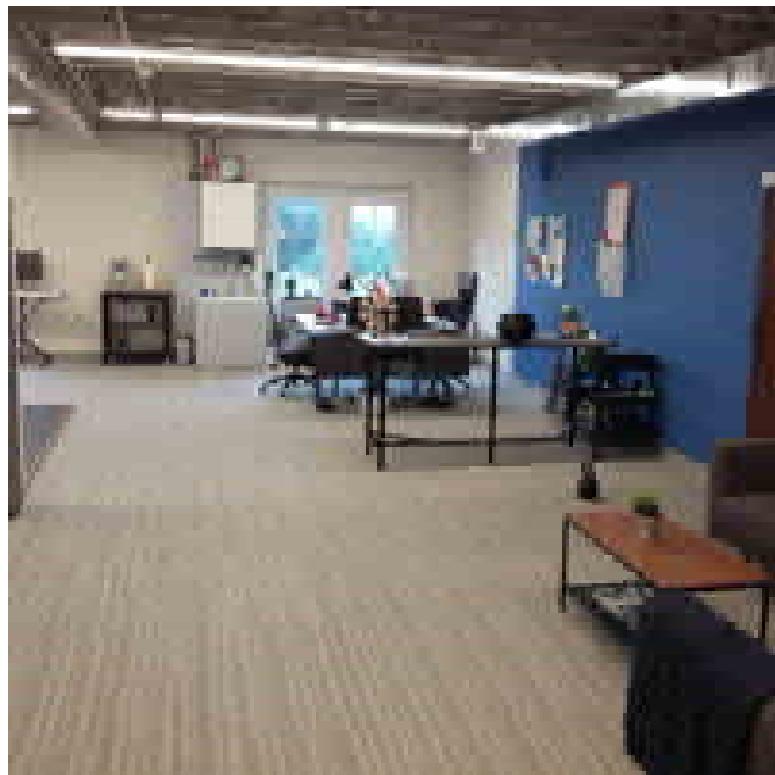
#10 Find enclosed cancelled checks.

#11 Find enclosed cancelled check.











June 21, 2019

K & S Investments
ATTN: Tom Shuhmacher
629 E. Silver Spring Drive
Whitefish Bay, WI 53217

Re: Fire Alarm System replacement – Winkie's Hallmark Building

Dear Mr. Shuhmacher,

We are pleased to submit our proposal for the replace of the Fire Alarm system for your commercial / retail building located at 629 E. Silver Spring Drive, Whitefish Bay, WI. Our proposal is based off the design by Fire Detection Group and the set of drawings of the existing building. The proposal does not contain any Addendums.

We have broken down the project into two phases per your request.

Phase 1: **95,000**

Fire Alarms:

- (1) NFS2-640 Intelligent Fire Alarm Control Panel
- (2) PSN106/PCM-1 NAC Panels
- (3) Existing NAC Panels
- (3) Remote Announcer Panels
- (17) Pull Stations
- (166) Smoke Detectors
- (8) Heat Detectors
- (10) Duct Smoke Detectors
- (10) Monitor Modules
- (10) Key Remote Test Stations
- (10) Control Relays
- (19) Existing Multi-candela Horn/Strobe
- (67) Multi-candela Horn/Strobe Ceiling mount
- (10) Multi-candela Horn/Strobe Wall mount

Phase 2: 1st and 2nd Floor **25,000**

Fire Alarms:

- (4) Pull Stations
- (23) Smoke Detectors
- (10) Multi-candela Horn/Strobe Ceiling mount



Pricing:

- Electrical Proposal (Phase I and II)
\$ 120,600.00

*mailed
7/21/17*

Clarifications:

- *Scope of work / price is based on drawings provide by Firm Detection Group dated April 5, 2019.
- Priced on straight time hours only
- Based on existing low voltage cable to be reuse meets current codes.
- All new raceways are to be surface mounted on existing plaster ceilings.
- Fire stop material will be Hilti Fire Stop caulk.
- Includes North Shore Fire Alarm and Electrical permits fees
- All low voltage cabling is to be installed in EMT conduit.
- Excludes addressable duct smoke detector and control module for AHU exceeding 2000 CPM.
- Excludes voice/data, security and sound system wiring and equipment.
- Excludes connections for Smoke Dampers - unknown if smoke dampers exist.

We would like to thank you for the opportunity of quoting on this project and we look forward to working with you on this design build project.

If you have any questions or require any further information please do not hesitate to contact me at 262-364-0345.

Regards,
Ed Haynes
Assistant Project Manager - Construction
Lemberg Electric Co. Inc.

James D. Gifford *James D. Gifford* I, James D. Gifford hereby authorize
Signature *print* *7/16/19*
Lemberg Electric to proceed with the work described above. Date *7/16/19*

PO# _____



1000 North 23rd Street, Brookfield, WI 53122
Phone 262.786.1900 • Fax 262.786.1947
www.lemberginc.com



April 3, 2019

K & S Investments
ATTN: Tom Schildmacher
629 E. Silver Spring Drive
Whitefish Bay, WI 53217

Re: Fire Alarm System replacement – Winkle's Hallmark Building

Dear Mr. Schildmacher,

We are pleased to submit our proposal for the replace of the Fire Alarm system for your commercial / retail building located at 629 E Silver Spring Drive, Whitefish Bay, WI. Our proposal is based off the design by Fire Detection Group and the set of drawings of the existing building. The proposal does not contain any Addendums.

We have broken down the project into two phases per your request.

Phase 1:

Fire Alarms:

- (1) NFS2-640 Intelligent Fire Alarm Control Panel
- (2) PSN106/PCM-1 NAC Panels
- (3) Existing NAC Panels
- (3) Remote Annunciator Panels
- (17) Pull Stations
- (165) Smoke Detectors
- (8) Heat Detectors
- (10) Duct Smoke Detectors
- (10) Monitor Modules
- (10) Key Remote Test Stations
- (16) Control Relays
- (19) Existing Multi-candela Horn/Strobe
- (67) Multi-candela Horn/Strobe Ceiling mount
- (10) Multi-candela Horn/Strobe Wall mount

Phase 2: 1st and 2nd Floor:

Fire Alarms:

- (4) Pull Stations
- (23) Smoke Detectors
- (10) Multi-candela Horn/Strobe Ceiling mount



1000 4th Street, Pleasanton, CA 94566
Phone (925) 462-1500 • Fax (925) 462-1544
www.lembergelectric.com

Page # 2

Pricing:

Electrical Proposal (Phase I and II)	\$ 120,000.00
--------------------------------------	---------------

Clarifications:

- Priced on straight time hours only
- Based on installing low voltage cable to be reuse meets current codes
- Scope of work is based on drawings provide by Fire Detection Group
- All new raceways are to be surface mounted on existing plaster ceilings
- Fire stop material will be Hilti Fire Stop cabling.
- Includes North Shore Fire Alarm and Electrical permits fees
- All low voltage cabling is to be installed in EMT conduit.
- Excludes addressable duct smoke detector and control module for AHU exceeding 3000 CFM.
- Excludes voice/data, security and sound system wiring and equipment
- Excludes connections for Smoke Dampers - unknown if smoke dampers exist.

We would like to thank you for the opportunity of quoting on this project and we look forward to working with you on this design build project.

If you have any questions, or require any further information please do not hesitate to contact me at 262-781-1500.

Regards,
Ed Haynes
Project Estimator Construction
Lemberg Electric Co. Inc.



Proposal for Fire Alarm System Upgrade Addition

**K and S Investments
629 E Silver Spring Dr
Whitefish Bay, WI 53217**

01/14/2019

This Johnson Controls Security Solutions LLC Proposal (the "Proposal") contains Johnson Controls proprietary and business confidential information and may not be shared with third parties without the prior written consent of Johnson Controls. Johnson Controls' provision of the equipment, systems, and/or services described in this Proposal is expressly conditioned upon Company's acceptance of the terms and conditions of the standard Johnson Controls Security Solutions "AGREEMENT" COMMERCIAL TERMS AND CONDITIONS. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of sixty (60) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

Inquiries regarding this proposal may be directed to:

Laura Kukuk
Johnson Controls Security Solutions
Phone #: 262-794-4855
Cell Phone #: 262-337-2211
Email: laura.kukuk@jci.com



K and S Investments
829 E Silver Spring Dr
Whitfish Bay, WI 53217
Estimate Name: K & S PIA Add Unisocde 13-19

Date: 01/14/2019

Terry, Tom, Jim,

Thank you for allowing Johnson Controls Security Solutions LLC (Johnson Controls) the opportunity to provide K and S Investments with our proposal for a fire alarm system upgrade and addition.

As an industry leader, Johnson Controls' desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Johnson Controls is consistently evaluating your issues and needs.

Johnson Controls provides integrated security solutions to businesses like yours throughout the world. In North America, Johnson Controls maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Johnson Controls service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Johnson Controls is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Johnson Controls meets your business needs.

Sincerely,

Laura Kukuk
Commercial Business Solutions

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION

Page 2 of 7



K and S Investments
629 E Silver Spring Dr
Whitefish Bay, WI 53217
Estimate Name: K & S FA Add Unitcode 1.3.19

SCOPE OF WORK FOR: K and S Investments

This proposal presented by Johnson Controls is being provided at the request of K and S Investments to successfully meet the specifications of the Fire Alarm System Upgrade Addition Project at the 629 E Silver Spring Dr., Whitefish Bay, WI 53217 location.

We propose to install and maintain a Fire Alarm system which will consist of the following:

Contact Information:	TERRY STUHLMACHER - PARTNER SITE - 414-984-2130 MOBILE - 414-981-3771 WINKIESVARIETY1@GMAIL.COM
System Operation:	WE WILL BE INSTALLING A NEW FIRELITE MS9500 FIRE ALARM CONTROL PANEL. ALL EXISTING FIRE ALARM INITIATING DEVICES WILL BE REMOVED AND REPLACED WITH FIRE LITE DEVICES. WIRE MAY BE REUSED IF POSSIBLE. AS REQUIRED BY AHJ, CONDUIT WILL BE REQUIRED IN ALL EXISTING AND NEW OPEN AREAS.
Programming Info:	PROGRAM PANEL PER NFPA AND LOCAL REGULATIONS
Site Conditions:	EXISTING AND OPERATIONAL
Existing Equipment:	EXISTING SYSTEM ADDING NEW EQUIPMENT
Customer Expectations:	UPGRADED FIRE SYSTEM WORKING TO MANUFACTURERS SPECIFICATIONS, APPROVED BY THE AUTHORITY HAVING JURISDICTION
Training Expectations:	PROVIDE TRAINING ON WORKINGS OF NEW FIRE ALARM SYSTEM
General Comments:	JCI Branch Responsibilities
	<ul style="list-style-type: none">a) Submit Fire Alarm submittals to the AHJ and obtain permit. Forward a copy of the permit to the Project Manager and Applications team. JOHNSON CONTROLS is providing for permit fee only and does not include, estimated variance fees or estimated AHJ testing fees, if any.b) All support wiring shall be run using low-energy plenum-rated fire alarm cable.c) Test 100% sampling of the new fire initiating devices.d) Fire alarm junction boxes to be painted red.

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION

Page 3 of 1



K and S Investments
629 E Silver Spring Dr
Whitfish Bay, WI 53217
Estimate Name: K & S FFA Add Unit/Mode 1.3.1P

- e) All addressable devices shall be labeled with Loop and Device numbers.
- f) Remove and dispose of all rubbish generated by work daily.
- g) Minimally all work and materials shall conform to the following standards and codes where applicable. Where a conflict occurs, follow the most stringent requirements:
 - a) International Fire Code
 - b) Wisconsin State Minimum Fire Standards
 - c) The National Electrical Code
 - d) The National Fire Protection Association

Customer Responsibilities / Tyco Exclusions: • The Customer must provide free or escorted access to facility necessary to install the system during normal business hours which shall be from 8AM to 5:00 PM Monday through Friday. Additional labor will be done on a time and material basis.

Documentation Needs: Provide the Customer with a NFPA Record of Completion upon AHJ acceptance.



K and S Investments
829 E Silver Spring Dr
Whitefish Bay, WI 53217
Estimate Name: K & S FA Add Unimode 1.3.19

BILL OF MATERIALS FOR: K and S Investments

K & S FA Add Unimode 1.3.19 System

ITEM	PRODUCT CODE	DESCRIPTION	LOCATION
	OCOE Design & Engineering	OCOE Professional Services – Design & Engineering	
	COE Head End	***** HEAD END *****	
LOT	MS-9600UDLS	REV 2 MS9600UDLS WIDACT-2UD	
LOT	SLC-2LS	Optional module to add second SLC loop providing 316 more intelligent devices.	
LOT	FCPS-24FS8-A8	24 Volt, 8 Amp Remote Power Supply 4 Class B or A (with ZNAC-4 module)	
LOT	477967	Battery, Sealed Lead-Acid, 12 Volt, 7.0Ah	
LOT	06-SSU00672	FIRE DRAWING BOX RED	
	COE Field Devices	***** FIELD DEVICES *****	
LOT	ANN-80-A8	ANN-80-A8 LCD ANNUNCIATOR, 80 CHARACTER W/ACK, SIR, RES, DRN, BUTTONS	
LOT	BG-12LX	ADDRESSABLE PULL STATION	
LOT	SD055	Addressable low-profile photoelectric smoke detector	
LOT	H355	Fast-response, low-profile heat detector 135 degrees Farenheit	
LOT	MMF-301	Miniature version of MMF-300, Class B only	
LOT	CRF-300	Addressable Relay Module DPDT	
LOT	STR	STROBE, RED, 2-WIRE, WALL, 12/24V, Sod, 5 MOUNT	
LOT	STRC	STROBE, CEIL, RED, 2-WIRE, WALL, 12/24V, Sod, 5 MOUNT	
LOT	HSRC	HORN STROBE, CEIL, RED, 2-WIRE, WALL, 12/24V, 3dB, Sod, 5 MOUNT	

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION

Page 5 of 7



K. and S. Investments
629 E Silver Spring Dr
Whitelash Bay, WI 53217
Customer Name: K & S FA Add/Unimode 1.3.19

QTY	PRODUCT CODE	DESCRIPTION	LOCATION
LOT	HSR	HORN STROBE, 2-WIRE, WALL, 12/24V, 3dB, 3cd, 5 MOUNT	
LOT	ESBR/WHEELOCK	EXCEDER SURFACE MOUNT WALL RED	
	COE Services	***** SERVICES *****	
	Programming	Programming	
	Testing	Testing	
	Inspections	Inspections - Fire or Card Access or Low Voltage	
	COE Misc	***** MISCELLANEOUS *****	
	Permit Fees	Permit Fees	
	Permit Fees	Permit Fees	
	Sub Contractor	Electrician For NAC 110v.	

JOHNSON CONTROLS SECURITY SOLUTIONS CONFIDENTIAL AND PROPRIETARY BUSINESS
INFORMATION
Page 8 of 7



K and S Investments
628 S Silver Spring Dr
Whitetail Bay, WI 53217
Estimate Name: K & S FA Add Unimoda 1.3.19

PAYMENT SUMMARY

Outright Sale Option

Provides your business with ownership of the electronic security equipment upon purchase.

Preferred Services Includes the following:

-Monitoring to JCI (Tyco) Monitoring Center

-Quality of Service Maintenance Protection Plan

-Annual Fire Alarm Inspection

Installation Investment Package:	\$132,142.02
Total Monthly Payment including Preferred Services:	\$ 871.89/month

Lease to Own Option

Allows installation of new security equipment with a minimal initial investment while maintaining fixed monthly payments, upon credit approval.

-Monitoring to JCI (Tyco) Monitoring Center

-Quality of Service Maintenance Protection Plan

-Annual Fire Alarm Inspection

Installation Investment Package:	\$ 0.00 due upfront
----------------------------------	---------------------

\$132,142.02 Financed:

36	48	60
Monthly payments:		
\$4,141.00	\$3,226.00	\$2,679.00

Total Monthly Payment including Preferred Services: \$ 871.89/month

ASHBROOK ELECTRIC & CONSTRUCTION, LLC
16146 HIGH PINEW LANE
BLACKFIELD, WI 53005 USA
414-607-3511
steve@ashbrookelectric.com
ashbrookelectric.com



ADDRESS:
Fire Alarm
1606 W. Clover Ln.
Mequon, WI 53092

ESTIMATE 1265

DATE 07/07/2018

P.O. NUMBER:
Fire Alarm Replacement

DATE	ACTIVITY	QTY	UNIT	AMOUNT
07/02/2018	Miscellaneous bid per plans and specs. PHASE 1 - We will supply all fire alarm equipment per Fire Detection Groups plan. This includes permits, fire watch personnel when required, after hours work when required, and all related materials.	1	\$8,000.00	\$8,000.00
07/03/2018	Miscellaneous bid per plans and specs. PHASE 2 - We will supply all fire alarm equipment per Fire Detection Groups plan. This includes permits, fire watch personnel when required, after hours work when required, and all related materials.	1	\$8,000.00	\$8,000.00

Please check our reviews on Home Advisor, BBB, Angie's List, Google, or ask us for a list of references and then email your electrical needs to us with complete confidence that we will make you smile.

TOTAL \$138,000.00

Accepted By

Accepted Date

SECOND FLOOR RENOVATION PROJECT

Type	10,008.72 (2017)
Spectrum Lighting	5304.45
Ideal Custom Flooring	13,181.52
Wes Allen Construction	207,039.00
	15,330.00
	48,980.00
	42,293.00
	100,436.00
	<hr/>
	235,533.72

Type 2018

10/1/18	4268.58
9/13/18	3550.71
9/4/18	2003.46
9/1/18	<u>3042.19</u>
	12,662.84

Total Actual Cost 248,203.66

SPECTRUM LIGHTING LTD

NSW22520 JOHNSON DRIVE STE
WALKERSHA, WI 53186
262-970-0300 FAX 262-970-0350

Invoice

DATE	INVOICE #
6/6/2018	4754

BILL TO

K & S INVESTMENTS
420 E SILVER SPRING DR
MILWAUKEE, WI 53117

P.O. NUMBER	TERMS
1000	Net 15

QUANTITY	DESCRIPTION	PRICE EACH	AMOUNT
1	LOT STARTER FIXTURES PER ATTACHED BILL OF MATERIAL MIDWEST MOTOR EXPRESS Sales Tax	4,399.00 103.74 3.60%	4,399.00 143.87 161.30
			Total 52,304.40

[Return](#)

Find Past Check or Deposit Slip Images

View Image

Account Checking - 4127

Check Number 2013

Date Processed 5/2/2018

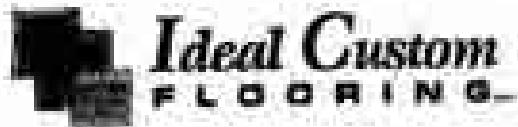
Amount \$5,304.48

[Review Back](#)[Print](#) | [Save](#)

<p>X & S Investments P.O. Box 123456 Washington, DC 20517</p> <p><u>4-19-18</u></p> <p><u>Spectrum Lighting</u> <u>\$5304.48</u> <u>Five thousand three hundred four</u> <u>48/100</u></p> <p><u>Inv # 4956</u>  <u>Beth Stukmacher</u></p>

[Delete](#)

12944 Hwy 175
Ripon, WI 54971 US
(262) 629-0638
www.idealcustomflooring.com



INVOICE

BILL TO

Jim Koch
1524 E. Pinne Lake Drive
WI

K+S Investments

INVOICE # 1164
DATE 05/25/2016
DUE DATE 05/26/2016
TERMS Due on receipt

ITEM

AMOUNT

UVP - Com	\$477.54
Hardwood - Area	
Mark - Town and Country - Bleach Applicator	
Including Installation and Finishing	
Carpet - Com	2,016.77
Sheer and landings	
Sheer MAXFIT1027 - new Basics	
Including glue down Installation	
Transitions - Com	500.00
Metal Transition Adhesive	
Vinyl Cove Base - Com	1,000.00
Vinyl Cove Base OPTION	
Including Installation	
Floor Preparation - Com	850.00
Additional floor prep: framing in doorways, hall, stairs and recessed	

PAID

CK 2021

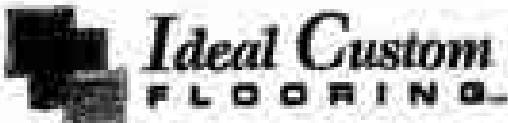
Thank you for your business!

PAYMENT	BALANCE DUE
	\$0.00

Unbeatable Service...Unmatched Quality

Carpeting * Hardwood * Vinyl * Ceramics * Sanding & Refinishing * Professional Installation

12944 Hwy 175
Hobart, WI 53030 USA
(608) 622-6828
www.idealcustomflooring.com



INVOICE

BILL TO
Jim Koch
1200 E Prairie Lane Drive
WI

K+S Investments

INVOICE # 196
DATE 05/05/2018
DUE DATE 05/05/2018
TERMS Due on receipt

DESCRIPTION	AMOUNT
Carpet - Com	\$419.00
Main lobby and 3 offices	
Based off of Mainstreet "scoreboard"	
Included prior rent installation	
Existing Floor Removal - Rec	\$38.00
Remove and dispose existing carpet, pad, back	
Vinyl Cove Base - Com	\$462.27
Remove and dispose existing cove base and install new	
Thank you for your business!	
PAID	
	CK 2021
PAYMENT	\$215.00
BALANCE DUE	\$0.00

FAIRWAY?

Unbeatable Service...Unmatched Quality

Carpeting • Hardwoods • Vinyl • Ceramics • Sanding & Refinishing • Professional Installation

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Find Past Check or Deposit Slip Images

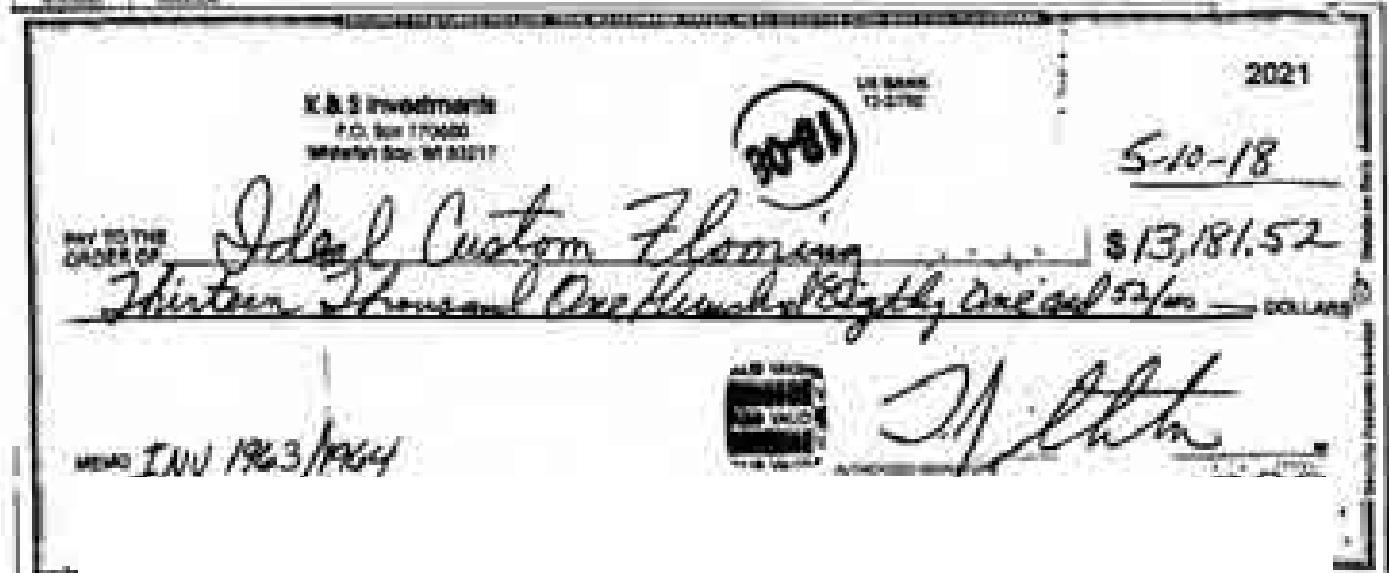
View Image

Account Checking - 4127

Check Number 2021

Date Processed 5/15/2019

Amount \$13,181.52

[Review Back](#)[Print](#)[Save](#)[Done](#)

CONTINUATION SHEET

Continuation sheet. This section of the drawing is affected.

Use section 1 on Continuation sheet for notes to this sheet.

IN DOCUMENT NUMBER 0700

FILE 2 OF 2 PAGES

APPLICATION NUMBER

APPLICATION DATE

PERIOD TO:

ARCHITECT'S PROJECT NO.:

ITEM	DESCRIPTION	QUANTITY	UNIT	DESCRIPTION	QUANTITY	UNIT	DESCRIPTION	QUANTITY	UNIT
1	1. Drywall	8,850	sf	2. Acrylic	3,600	sf	3. Acrylic	3,600	sf
2	2. Carpet	4,500	sf	3. Carpet	1,000	sf	4. Carpet	2,700	sf
3	3. Drywall / Sheathing	11,145	sf	4. Drywall / Sheathing	2,200	sf	5. Drywall / Sheathing	0,600	sf
4	4. Acrylic / Gesso	2,200	sf	5. Acrylic / Gesso	3,600	sf	6. Acrylic / Gesso	2,875	sf
5	5. Nails / Fasteners & Drywall	23,875	ea	6. Nails / Fasteners & Drywall	2,875	ea	7. Drywall / Sheathing	1,000	sf
6	6. Paint	1,000	ea	7. Paint	1,000	ea	8. Paint	2,800	ea
7	7. Drywall / Sheathing	2,800	sf	8. Drywall / Sheathing	2,800	sf	9. Drywall / Sheathing	2,800	sf
8	8. Paint	2,800	ea	9. Paint	2,800	ea	10. Paint	2,800	ea
9	9. Acrylic	1,000	ea	10. Acrylic	1,000	ea	11. Acrylic	1,000	ea
10	10. Drywall / Sheathing	2,800	sf	11. Drywall / Sheathing	2,800	sf	12. Drywall / Sheathing	2,800	sf
11	11. Paint	2,800	ea	12. Paint	2,800	ea	13. Paint	2,800	ea
12	12. Acrylic	1,000	ea	13. Acrylic	1,000	ea	14. Acrylic	1,000	ea
13	13. Paint	2,800	ea	14. Paint	2,800	ea	15. Paint	2,800	ea
14	14. Drywall / Sheathing	2,800	sf	15. Drywall / Sheathing	2,800	sf	16. Drywall / Sheathing	2,800	sf
15	15. Paint	2,800	ea	16. Paint	2,800	ea	17. Paint	2,800	ea
16	16. Acrylic	1,000	ea	17. Acrylic	1,000	ea	18. Acrylic	1,000	ea
17	17. Paint	2,800	ea	18. Paint	2,800	ea	19. Paint	2,800	ea
18	18. Drywall / Sheathing	2,800	sf	19. Drywall / Sheathing	2,800	sf	20. Drywall / Sheathing	2,800	sf
19	19. Paint	2,800	ea	20. Paint	2,800	ea	21. Paint	2,800	ea
20	20. Acrylic	1,000	ea	21. Acrylic	1,000	ea	22. Acrylic	1,000	ea
21	21. Paint	2,800	ea	22. Paint	2,800	ea	23. Paint	2,800	ea
22	22. Acrylic	1,000	ea	23. Acrylic	1,000	ea	24. Acrylic	1,000	ea
23	23. Paint	2,800	ea	24. Paint	2,800	ea	25. Paint	2,800	ea
24	24. Acrylic	1,000	ea	25. Acrylic	1,000	ea	26. Acrylic	1,000	ea
25	25. Paint	2,800	ea	26. Paint	2,800	ea	27. Paint	2,800	ea
26	26. Acrylic	1,000	ea	27. Acrylic	1,000	ea	28. Acrylic	1,000	ea
27	27. Paint	2,800	ea	28. Paint	2,800	ea	29. Paint	2,800	ea
28	28. Acrylic	1,000	ea	29. Acrylic	1,000	ea	30. Acrylic	1,000	ea
29	29. Paint	2,800	ea	30. Paint	2,800	ea	31. Paint	2,800	ea
30	30. Acrylic	1,000	ea	31. Acrylic	1,000	ea	32. Acrylic	1,000	ea
31	31. Paint	2,800	ea	32. Paint	2,800	ea	33. Paint	2,800	ea
32	32. Acrylic	1,000	ea	33. Acrylic	1,000	ea	34. Acrylic	1,000	ea
33	33. Paint	2,800	ea	34. Paint	2,800	ea	35. Paint	2,800	ea
34	34. Acrylic	1,000	ea	35. Acrylic	1,000	ea	36. Acrylic	1,000	ea
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44	44. Acrylic	1,000	ea	45. Acrylic	1,000	ea	46. Acrylic	1,000	ea
45	45. Paint	2,800	ea	46. Paint	2,800	ea	47. Paint	2,800	ea
46	46. Acrylic	1,000	ea	47. Acrylic	1,000	ea	48. Acrylic	1,000	ea
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117	117. Paint	2,800	ea	118. Paint	2,800	ea	119. Paint	2,800	ea
118	118. Acrylic	1,000	ea	119. Acrylic	1,000	ea	120. Acrylic	1,000	ea
119	119. Paint	2,800	ea	120. Paint	2,800	ea	121. Paint	2,800	ea
120	120. Acrylic	1,000	ea	121. Acrylic	1,000	ea	122. Acrylic	1,000	ea
121	121. Paint								

CONTINUATION SHEET

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THE BOSTONIAN 11

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ANALOGUE

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PAGE 1 OF 2 PAGES

WAIVER OF LIEN

May 25, 2011.

For value received, the undersigned waives all rights and claims for liens on land and on buildings about to be erected, being erected, altered or repaired and to the performances therein, for K & S Investments, by Wise Allen Construction Co. for General Construction Work done being altered in Madison, Wisconsin, County, State of Wisconsin, described as 1221 Cedar Spring Drive, Building Association.

For all labor, services, materials, tools or equipment performed, furnished or provided by undersigned for the erection, construction, alteration or repair of said building and appurtenances, except 100% completion of the kitchen and a recessed range and her kitchen fixtures due 5/25/11 in the amount of \$ 100,458.

Wise Allen Construction Co.

Wise Hornsby, President

APPLICATION AND CERTIFICATION FOR PAYMENT

Influence of

474

John Adams Committee

1111 University Avenue, Madison, Wisconsin 53706

PROJECT AND ITS FUNCTIONS

Whitish Day, 191

JOURNAL OF
LITERATURE

111

INSTITUTE OF

111

CONTRACTOR'S APPLICATION FOR PAYMENT

After some discussion, it was decided to have the new name be "Central Credit Fund". Ms. Deaconess of SPC, is in charge of this.

EQUITY

ARCHITECT'S CERTIFICATE FOR PAYMENT
In accordance with the Contract Document, based on the information and experience the architect has in the business that is the best of his knowledge, judgement and belief the Work has performed as indicated in the Contract Document and is in accordance with the Contract Document.

AMOUNT CERTIFIED: \$ 12,980. —

In accordance with the General Decree, based on the information and the documents provided by the representative of the National Institute in the Province that is the seat of the National Headquarters, Education and Health of the Province has prepared its individual
The authority of the Provin is in accordance with the Decree of Decree and the Committee
is related to the following article: **ABSENT CUSTODIES**

NAME	ADDRESS	TELEPHONE
John Doe	123 Main St.	555-1234
Jane Doe	456 Elm St.	555-2345
Bob Smith	789 Oak St.	555-3456

“*Confidential medical records, however, physician and recognition of physician negligence in any action of the Owner or Contractor under this Contract*”

CONTINUATION SHEET

44. Document 0301, **ARMED THIEF AND CRIMINAL FOR PARTNERSHIP**, and
Contractor's report **Contractor is matched**
in telephone. In this, **army men** report to the **army**, **army**
[See column 1 on Contract with others who have been **army** for **army** many years.

AM DOCUMENT 0003
APPL

APPLICATION NUMBER: _____

2282318

PHYSICS

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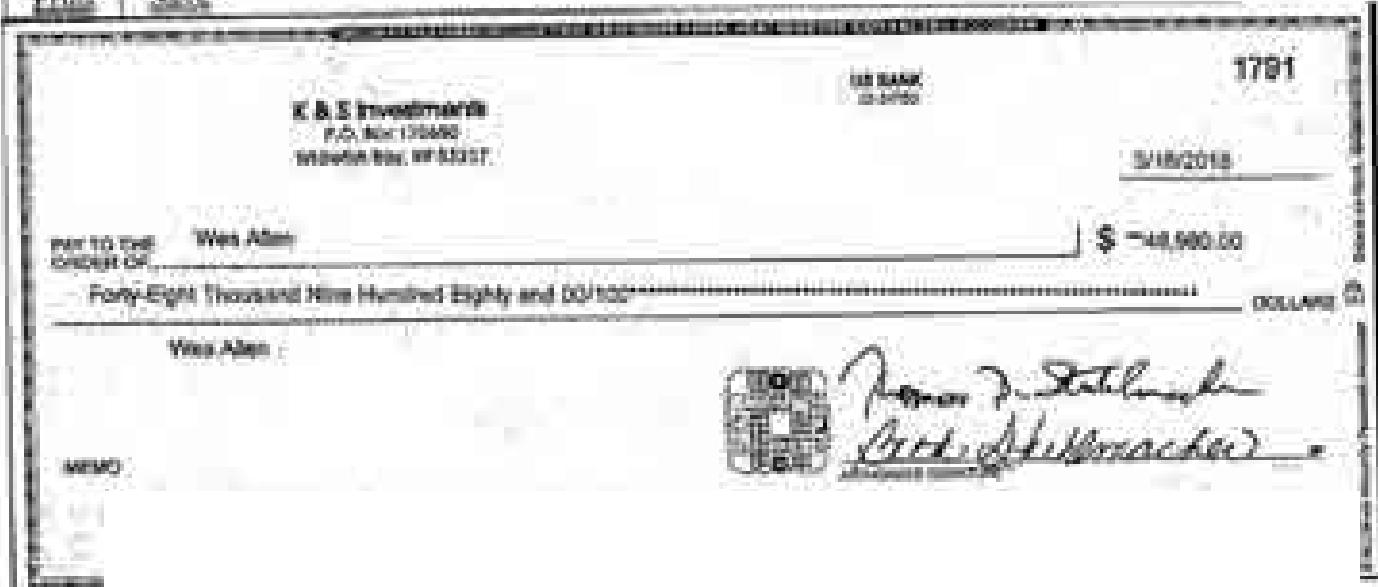
View Image

Account Checking - 4127

Check Number 1791

Date Processed 3/20/2018

Amount \$48,980.00

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214 Results for [www.allenconstruction.com](#)

K&S Investments

From: Mike Allen Construction www@allenconstruction.com
To: jmd223 <jmd223@outlook.com>; "David Burchett" <dmh123456789@outlook.com>
Sent: Sun, Mar 6, 2016 12:10 pm
Subject: [\[REDACTED\]](#)

Forwarded

Attached is the payment application for February. The amount is \$48,880. Please note I have included on the application the previous payment of \$16,200. Please let me know if you have any questions.

Thank you,

Mike Allen
Mike Allen Construction
13540 W Waterford Place Rd
West Grove, WI 53172
Ph: 262-655-9000
Fx: 262-655-3528
C: 414-718-0893
www@allenconstruction.com

 **Avast** - This email has been checked for viruses by Avast antivirus software.
www.avast.com

Purchasing Contract

Introduzione
L'India

Investor
Number
1000101

Invader
Account
820472

Payment
Due Date
Open Items

Johnson
Company

Nature Of Service: Installation Charge

Current Charges:

08/16/18 Job Number: 0572607203

Labour			
Amount:	\$719.63	Tax:	\$0.00
			\$719.63
Material			
Amount:	\$1,199.16	Tax:	\$0.00
			\$1,199.16
Other Charges			
Amount:	\$1,063.83	Tax:	\$59.57
			\$1,123.40

Based on 100 % Completion of Job - Total Cost 1,982.62
Less 0.00 Billed Previously

Total Balance Due: \$3,042.19

Did you know... Failure to include your invoice could cause a delay in processing your payment.

Don't Forget to Include the Following With Your Payment:
Customer Number
Invoice Number

Pd
9-1-08
1407

Late Fee Policy: A late fee of 1.5% (or highest rate permitted by law, if less) per month will be assessed on the unpaid Total Balance Due when more than 30 days past due.

© 2014 Microsoft Corporation. All rights reserved. Microsoft, the Microsoft logo, and "Your PC" are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.

Customer Number:
01300 105726073

Business/Account Name:
E.A. & INVESTMENTS

Service Address:

629 E Silver Spring Dr.
Whitewater, WI 53191-5219

For Questions: 1.800.239.2647
Need a copy of our new W9?
Visit us at www.hyperionlegal.com

It's fast and even more important - it's easy! You can save time and money paying your bill. Please see the back of your invoice to see how you can setup your account for automatic payments using your bank account!

Visit www.Tyco88.com for up-to-date security services information for your business.

To pay this invoice and/or future recurring invoices by credit card, follow the instructions on the back of this invoice.

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Account Checking - 4127
Check Number 1607
Date Processed 9/6/2018
Amount \$3,042.19

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1607

9-1-18

K & S Investments
P.O. Box 176000
Whitman Bay, WI 53197

PAY TO THE
ORDER OF Johnson Controls Security Solutions | \$3,042.19
Whole Thirteen Forty Two and 19/100 DOLLARS

 T. J. Ulthor

Printed on 9-6-2018

[Done](#)

Purchase
Order NumberInvoice
Date

08/10/18

Invoice
Number

30996788

Invoice
Amount

\$1,624.11

Payment
Due Date

Upon Receipt

Johnson
Central

Nature Of Service: Installation Charge

Pay and

Current Charges:

08/10/18	Job Number: 0572607508	
Labor		
Amount: \$328.56	Tax: \$0.00	\$328.56
Material		
Amount: \$1,269.32	Tax: \$0.00	\$1,269.32
Other Charges		
Amount: \$214.29	Tax: \$11.06	\$226.29

Based on 100% Completion of Job - Total Cost 1,812.17
Less 0.00 Billed Previously

Total Balance Due: **\$1,624.17**

Did you know... Failure to include your invoice could cause a delay in processing your payment.

Don't Forget to Include the Following With Your Payment:

Customer Number
Invoice Number

RD 9-4-13
C/C 1608

For Questions: 1.800.269.2647
Need a copy of our new WY?
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It's fast and even more important - It's easy! You can save time and money paying your bill. Please see the back of your invoice to see how you can setup your account for automatic payments using your bank account!

Visit www.TycoIS.com for up-to-date security services information for your business.

To pay this invoice and/or future recurring invoices by credit card, follow the instructions on the back of this invoice.

Late Fee Policy: A late fee of 1.5% (or highest rate permitted by law, if less) per month will be assessed on the unpaid Total Balance Due when more than 30 days past due.

TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL.

Purchase
Order Number:Invoice
Date:

20100818

Invoice
Number:

30904782

Invoice
Amount:

\$141.22

Payment
Due Date:

OCT 2010

Nature Of Service: Pro Rated Service Charge

Pay Now!

Current Charges:

08/01/10 - 08/31/10

Job Number: 0572607504

Pro-Rated Period

Amount: \$133.73

Tax: \$7.49

\$141.22

Agreement Dated 12/06/17 Pro-Rated Charges Based on
 \$1,660.24 Per Year Plus Tax
 \$415.06 Per Quarter Plus Tax

Total Balance Due:**\$141.22**

Did you know... Failure to include your invoice credit cause a delay in processing your payment.

Don't Forget to Include the Following With Your Payment:

Customer Number
Invoice Number

Rd. 4-18
9-1608
CR/1608

For Questions: 1-800-289-2647
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To pay this invoice and/or future recurring invoice by credit card, follow the instructions on the back of this invoice.

TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL.

Page 1 of 2

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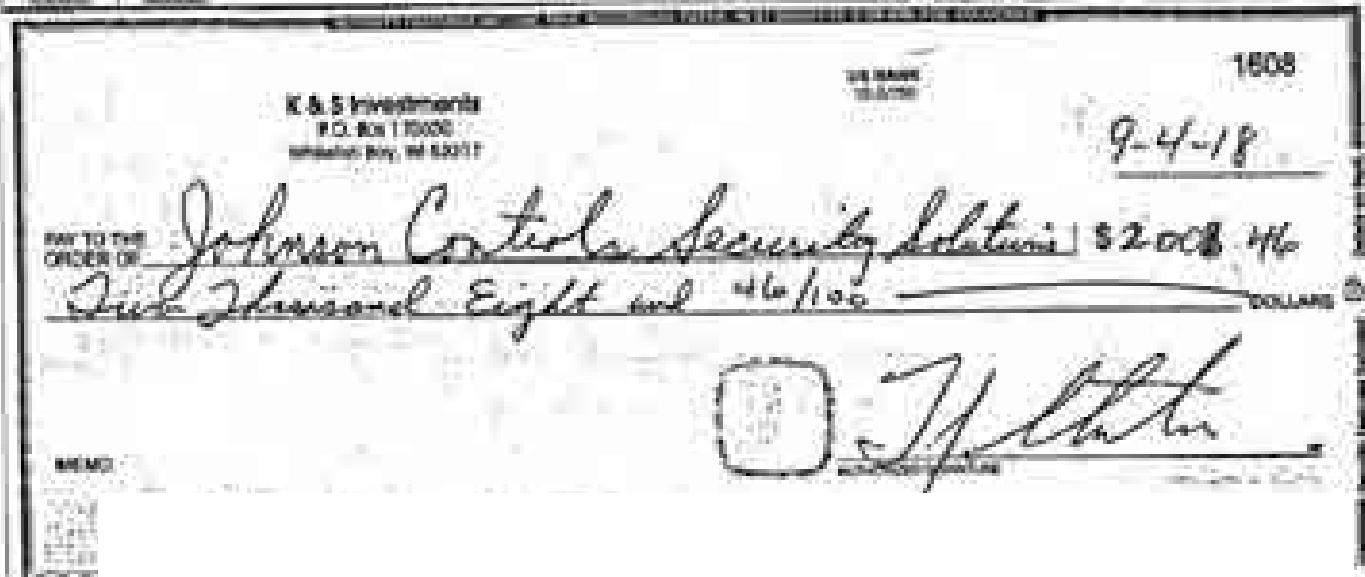
View Image

Account Checking - 4127

Check Number 1608

Date Processed 9/11/2018

Amount \$2,008.46

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Purchase
Order Number:Invoice
Date
08/23/11Invoice
Number
31036744Invoice
Amount
\$3,350.71Payment
Due Date
Upon ReceiptJohnson
Controls**Nature Of Service: Installation Charge****Current Charges:**

08/23/11	Job Number: 0572607508
Amount:	Amount: \$3,350.71
	Tax: \$0.00
	\$3,350.71

Based on 100 % Completion of Job - Total Cost 3,350.71
Less 0.00 Billed Previously

Total Balance Due:	\$3,350.71
---------------------------	-------------------

Did you know... Failure to include your invoice could cause a delay in processing your payment.

Don't Forget to Include the Following With Your Payment:

Customer Number
Invoice Number

PD 9-13-18

Late Fee Policy: A late fee of 1.5% (or highest rate permitted by law, if less) per month will be assessed on the unpaid Total Balance Due when more than 30 days past due.

TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL.

Customer Number:

01300 105726075

Business/Account Name:
K & S INVESTMENTS**Service Address:**629 E Silver Spring Dr
Whitefish Bay, WI 53217-5239

For Questions: 1.800.289.2647
Need a copy of our new WYF?
Visit us at www.tyco18.com/wyf

It's fast and even more important - it's easy! You can save time and money paying your bill. Please see the back of your invoice to see how you can setup your account for automatic payments using your bank account!

Visit www.Tyco18.com for up-to-date security services information for your business.

To pay this invoice and/or future recurring invoice by credit card, follow the instructions on the back of this invoice.

8

Find Past Check or Deposit Slip Images

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Account Checking (412)

Check Number 2040

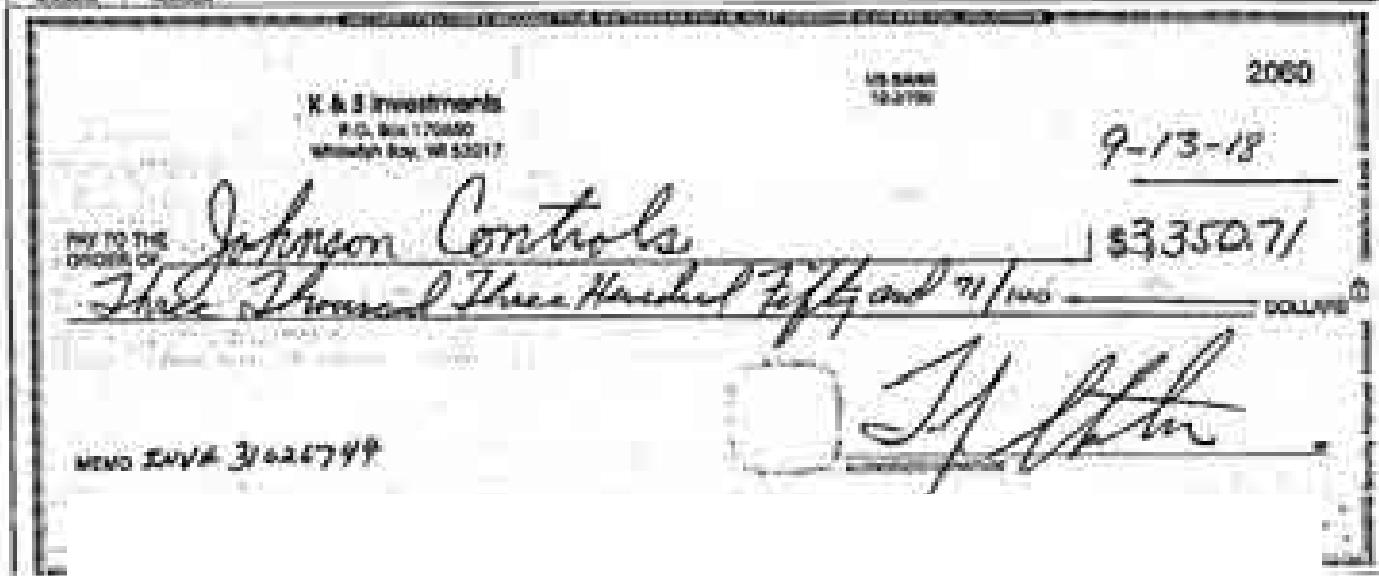
Date Processed 9/20/2018

Amount \$3,350.71

Barbara Beck

Price: 1.395

3005



8

[View Image](#)

Account Checking - 4127
Check Number 2070
Date Processed 10/9/2018
Amount \$4,248.58

Staff note - no related invoice included for this amount

Keynes Black

Book | Game

598

Keynes Black

K & S Investments P.O. Box 11000 Whitefish Bay, WI 53217	10-1-18 10-1-18	2070
TO THE ORDER OF		
<u>Johnson Controls Security Solutions - \$4,268.58</u>		
<u>Four Thousand Two Hundred Sixty-Eight and 58/100 Dollars</u>		
		

10

TYCO.