



Community Development Authority
Meeting AGENDA
July 6, 2016 7:30 A.M.

Village Hall Second Floor Committee Room
3930 N. Murray Avenue, Shorewood, WI 53211

1. Call to order.
2. Consideration of May 6, 2016 meeting minutes.
3. Consideration of June 3, 2016 meeting minutes.
4. Consideration of amendment of General Capital's developer's agreement with the Village regarding timing of loan.
5. Consideration of request from Pingo-Oakland to delay their façade grant until 2017 for property 4144 N. Oakland Avenue.
6. Review of business incentive loan program.
7. Review Façade Program parameters
8. Update on Façade Program funding.
9. Update on CDA working groups.
10. Discussion of the CDA Project List and associated initiatives as required including business vacancies.
11. Future agenda items.
12. Scheduling of future meetings.
13. Adjournment.

DATED at Shorewood, Wisconsin, this 1st day of July, 2016.

VILLAGE OF SHOREWOOD
Tanya O' Malley, Village Clerk WCPC

Should you have any questions or comments regarding any items on this agenda, please contact the Village Manager's Office at 847-2700. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals



**Community Development Authority
Meeting Minutes
May 6, 2016**

3930 N. Murray Avenue, Shorewood, WI 53211

DRAFT

1. Call to order.

The meeting was called to order at 7:35 a.m. Members present: Chair Peter Hammond, Tr. Tammy Bockhorst, Michal Dawson, John Florsheim and Tr. Allison Rozek. Also present Village Manager Chris Swartz.

2. Consideration of April 8, 2016 meeting minutes.

Ms. Bockhorst moved to approve, seconded by Ms. Rozek. Vote 5-0.

3. Consideration of February 17, 2016 joint CDA and Village Board Tax Increment District meeting minutes.

Item deferred.

4. Consideration of economic development grant reimbursement for liquor license for 4488 N. Oakland Ave by 4488 North Oakland Ave, LLC.

John and Liz Duggan were present and described the new bar and improvements. Village Manager Chris Swartz reminded members that the Economic Development Grant will be repealed June 1st per state statutes.

Ms. Bockhorst moved to recommend approval to the Village Board of the economic development grant in the amount of \$9,400 for reimbursement of the reserve liquor license Class B fee to 4488 North Oakland Avenue LLC for business location at 4488 N. Oakland Avenue. Seconded by Ms. Dawson.

Ms. Bockhorst added that the CDA has not denied any past applications. The applicant pays the village \$10,000 and the village reimburses them the difference less the license fee.

Vote 5-0.

5. Discussion of funding support for bike share stations at 4115 N. Oakland Avenue and 3505 N. Oakland in the public way.

Item removed from agenda.

6. Further discussion of business incentive loan program.

John Meland from SEWRPC was unable to attend to review the program and best practices. He will be invited to the next meeting.

Community Development Authority Meeting Minutes – May 6, 2016

Ms. Rozek provided her comments to the current program document including the suggestion that the program should implement targeted eligibility criteria and focus on businesses located in business corridor.

Mr. Swartz added that grants are within Tax Increment Districts and the program will be outside the TID as of 2017.

Mr. Florsheim said the program needs flexibility and critical mass.

Ms. Dawson suggested that the program target first floor and active uses as its primary recipients and businesses located above the first floor as secondary recipients or recipients of alternate sources of funding.

Ms. Bockhorst added that the village has high occupancy so it would be prudent to keep second floor business locations as eligible within the program.

7. Update façade grant program.

Mr. Hammond pointed out changes requested for the program reporting template.

Members agreed that a time limit is needed for completion of projects.

Members further reviewed the program and discussed the need to continue to make the program more responsive and user-friendly.

8. Discussion of the CDA Project List and associated initiatives as required.

Mr. Swartz gave updates on several commercial activities: phase II of Metro Market may see October opening of at least the commercial; the river district apartment development is having the DNR review soil issues; the village needs to accept the conveyed street from Harbor Chase.

9. Future agenda items.

10. Scheduling of future meetings.

11. Adjournment.

The meeting adjourned at 9:03 a.m.

Recorded by,



Planning Director Ericka Lang



Community Development Authority
Meeting Minutes
June 3, 2016

3930 N. Murray Avenue, Shorewood, WI 53211

DRAFT

1. Call to order.

The meeting was called to order at 7:32 a.m. Members present: Chairman Peter Hammond, Andrea Roschke, Pete Petrie, Tr. Allison Rozek, John Florsheim and Tr. Tammy Bockhorst. Member not present: Michal Dawson. Also present: Village Manager Chris Swartz and Planning Director Ericka Lang.

2. Consideration of May 6, 2016 meeting minutes.

Item deferred.

3. Consideration of February 17, 2016 joint CDA and Village Board Tax Increment District meeting minutes.

Ms. Dawson moved to approve, seconded by Ms. Roschke. Vote 6-0.

4. Further discussion of business incentive loan program.

John Meland from Southeastern Wisconsin Regional Planning Commission was present who administers the loan program for the Village.

Mr. Meland reviewed the proposed CDA changes and the program as a whole. Key points of discussion included:

- Current loan is maxed at \$100,000. Other similar programs range from \$25,000 to \$50,000. The CDA could lower the standard maximum while still allowing for larger loans that would undergo greater review and scrutiny.
- The CDA should consider the proportion of private sector contribution. Mr. Meland suggested that the public sector contribute less than private sector, such as 30% - 40%.
- Mr. Meland discussed how to better secure loans.
- Mr. Meland noted that many loans do cover working capital, such as for payroll and inventory. However, he suggested this be kept at a lower threshold.
- Mr. Meland believed it was reasonable to advance loan proceeds before the review process was fully completed but that strict limits should be placed on this option including meeting certain pre-approvals.
- Mr. Meland believes the existing 18-month deferral period is too long. Most programs require interest-only payments during that period.

Members briefly discussed if certain types of businesses should be ineligible.

Community Development Authority meeting minutes – June 3, 2016

To ease the application process, it was suggested to provide a sample application packet to new applicants and put all information online.

The loan subcommittee will incorporate items discussed for the subsequent meeting and present back to the CDA at a future meeting.

5. Consideration of façade grant request: 4517 N. Oakland.

Three Lions Pub business owner David Price was present and described the proposed façade improvements for the portion of the building that the business expanded into over a year ago. The business previously received two façade grants for original building façade.

In a memorandum from BID Director Jim Plaisted, the proposed façade improvement costs total \$46,380 and the grant request is \$23,190.

Ms. Rozek feels the amount is too high for a storefront.

Mr. Price noted that this grant program allows small business owners to do improvements beyond the bare minimum required to merely maintain a business.

Ms. Bockhorst moved to approve the façade grant application for business Three Lions Pub located at 4517 N. Oakland Avenue in the amount of \$23,190 or 50% of the actual façade cost, whichever is lower. Seconded by Ms. Dawson. Vote to approve 7-0.

6. Consideration of façade program funding.

Mr. Hammond reviewed the program fund balance from the program project spreadsheet. To date, four projects were approved in 2016 totaling \$61,100, leaving an overall fund balance of \$12,084.10. The Business Improvement District Director Jim Plaisted is requesting \$50,000 in funding transferred from the Village.

Mr. Petrie reminded members that at the end of this year, any façade funds in the BID will transfer to the CDA because the Tax Increment District #1 spending period is ending.

Ms. Rozek requested the CDA to hold any future façade grant applications until the CDA completes an additional façade program review.

Ms. Dawson moved to approve the recommendation to the Village Board to move \$50,000 into the façade program fund with the condition that there is no future transfer on any further funding applications for small façade projects, seconded by Ms. Rozek. Vote 6 yes and 1 abstention.

7. Update on neighborhood and housing health.

Mr. Swartz noted that a CDA member requested to have this item on the agenda. He reminded members of the Neighborhood Assessment Report completed four years ago that was a comprehensive evaluation of Shorewood's residential neighborhoods. Last year staff completed a draft residential inspection program. The inspection program was tabled because of the 2015 State statute that terminated the ability for local governments to have proactive interior inspection programs.

Property enforcement is the strongest tool the village currently has to help keep neighborhoods maintained and property values higher, especially without the Code Compliance Program that was also terminated by the State in 2015.

Shorewood's Neighborhood Loan Program started in 2009 is an incentive for home improvements and attracting families with down payment assistance. The attic improvement and duplex conversion loans allow families to grow in place. The duplex conversion loan also aids in increasing home ownership in the village.

Ms. Lang reminded members that the loan program originally included exterior maintenance loans. This loan type was removed because those that needed it the most did not meet loan underwriting standards that are in place to reduce the village's risk. Staff suggested offering grants instead.

8. Update on CDA working groups.

Ms. Roschke leads the Communication Outreach working group. She noted that it has been working to understand and improve how the village communicates to residents regarding CDA activities and to know how items move between village committees. The working group has spoken with several marketing professionals to gather information and identify potential additional communication vehicles. Ms. Roschke noted that communications have improved with putting more materials on the village website. Some additional ideas generated: place controversial items on the village's web homepage; need to discuss how to post meeting agenda's sooner than the typical five days; improve and clarify how CDA agenda items are stated and include future actions.

Ms. Bockhorst suggested having a high school reporter from Ripples newspaper to attend meetings to help communicate CDA activity.

9. Discussion of the CDA Project List and associated initiatives as required.

Mr. Swartz noted that the Sherman apartments off of Capitol Dr. are waiting for the results of soil review by the DNR before construction can start.

Community Development Authority meeting minutes – June 3, 2016

Mr. Swartz will provide and update on the loan status for the mixed use development at Oakland Av and Olive St.

10. Future agenda items.

- a. Mixed use loan status
- b. Discuss incubator programs
- c. Review façade grant program
- d. Retail vacancies
- e. Neighborhood report.

11. Scheduling of future meetings.

The next CDA meeting is scheduled Wednesday July 6th.

12. Adjournment.

The meeting was adjourned at 9:25 a.m.

Recorded by,

A handwritten signature in cursive script that reads "Ericka Lang". The signature is written in black ink and is positioned below the text "Recorded by,".

Planning Director Ericka Lang

MEMORANDUM



Date: July 11, 2016

To: Peter Hammond, Chair CDA
Guy Johnson, President

From: Chris Swartz, Village Manager

Re: Amendment to Agreement between Village of Shorewood and General Capital

The Developer Agreement between the Village of Shorewood and General Capital for TIF #5 development required that the Village loan General Capital \$6.5 million with an interest equal to the Village's interest rate plus 5 basis points (.05%). The Village has delayed the bonding for this loan at the request of General Capital, as they have not determined if they would still require the loan as outlined in the Developer's Agreement. Because of the request for the delay by General Capital, our attorney has recommended that an amendment to the Developer's Agreement be executed, to:

1. Acknowledge that they requested the delay.
2. Acknowledge that all issuance and interest cost related to the delay would fall directly on General Capital.

Attached is the analysis by Attorney Bruce Block dated June 29, 2016. If acceptable the motion would be to **"approve the amendment to the Developer's Agreement between the Village of Shorewood and General Capital as recommended by Attorney Bruce Block in the letter dated June 29, 2016."**

Should there be any questions, please contact me.

/Chris



MEMORANDUM

Date: June 30, 2016

To: Peter Hammond, Chair CDA
Guy Johnson, Village President

From: Chris Swartz, Village Manager

Re: 4144 N Oakland Avenue (Pingo-Oakland/Colectivo Brand Restaurant)

In May of 2016, the Village Board approved a façade grant for Pingo-Oakland for a building improvement at 4144 N. Oakland Avenue in the amount of \$103,000. The project was scheduled to be constructed by early fall of 2016. Representatives of Pingo-Oakland have informed me that:

- The busy construction climate has made it more difficult to secure contractor commitments before July/August (at the earliest) and
- The lease with the landlord has not been finalized.

Due to the above matters, a completion date at best would be mid-November; which, for an ice cream concept, is not ideal. They are requesting to push their completion date out to 2017. Because the closing of the spending period is December 31, 2016, if pushed to 2017, funds for this project would no longer be available for disbursement.

I have requested an analysis from our finance director, Mark Emaneulson, to discuss under what measures we could fund the approved façade grant. Attached is the memo from the Mark Emaneulson with a recommendation and proposed motion.

Should you have any questions, please contact me at 847-2701.

/Chris



FACADE IMPROVEMENT PROGRAM NUMBER ONE

(revised March 2016)

PURPOSE

This Facade Improvement Program is established to stimulate exterior building improvements to existing commercial buildings in the target area which are sufficient in scope to produce visible changes to the building facades.

PROGRAM GOALS

- Enhance the attractiveness of the target area.
- Promote a high level of maintenance for a sustainable commercial area.
- Promote commercial vitality and increase economic activity.
- Maintain or improve existing property values in the target area and adjacent areas.

TARGET AREA

The target area for this Facade Improvement Program is the area included within Tax Incremental District #1. Please see the attached map.

ELIGIBLE ACTIVITIES

Eligible activities shall include but are not limited to the following:

- Repair and/or replacement of the original building's materials and decorative details which are deteriorated or missing.
- Repair of non-original materials which cannot be removed due to deterioration of the underlying original building material.
- Cleaning of exterior building surfaces.
- Tuck pointing and masonry repair.
- Painting.

- Repair, replacement or addition of entrances, doors, display windows, transoms, or second story windows.
- Removal, repair and/or replacement of existing signs and awnings.
- New signs and awnings.
- Design fees on completed projects.
- Landscaping improvements and planters.
- Permanent exterior lighting.
- Permit fees for completed projects.

NON-ELIGIBLE ACTIVITIES

- Work on a Facade not facing a public street.
- Work on a roof.
- Work done before approval of an Application Agreement for this Facade Improvement Program.**
- Purchase of property.
- Construction of a NEW building.
- Fixtures and equipment.
- Inventory.

PROGRAM FUNDING

This program is established to stimulate eligible exterior improvements. Two types of grants are available under the program.

Concept Design Grant

This grant will share the cost of developing a conceptual design and cost estimate for improvement of the subject building facade. An approved applicant will receive 90% of the consultant cost for developing the COMPLETED conceptual design and cost estimate up to \$2,000.

Facade Improvement Grant

This grant will share in the actual cost of implementing the improvements identified in the conceptual design and cost estimate including the cost to complete final design and construction documents. An approved applicant will receive an amount equal to 50% of

the aforementioned costs up to \$25,000. Amounts above the maximum may be authorized with approval by the Community Development Authority of the Village of Shorewood.

A property owner or business owner that has received a Façade Grant in the past may apply for additional Façade Grants. Once a property owner or business owner has received cumulative grant funds of \$25,000 per project site per five year period for single tenant properties and \$50,000 per project per project site for multi-tenant properties, subsequent requests within that period will require direct CDA review and approval.

APPLICATION PROCESS

- A. **An official application containing all information requested shall be submitted to the Administering Agency (Shorewood BID/Village of Shorewood) by an Owner/Applicant.**
- B. Shorewood BID and Village Planning and Development staff reviews the application, meets with the Owner/Applicant to discuss the concept design process and program agreement.
- C. Agency staff and/or Owner/Applicant arranges for preliminary consultation with a design professional to ascertain the aesthetic and functional goals of the facade remodeling and determine the potential budget parameters.
- D. Design professional prepares schematic concept elevation of the facade and a cost estimate for approval by Owner/Applicant and Village review process.
- E. Owner/Applicant submits a building permit for the accepted remodeling concept to the Shorewood Design Review Board for approval.
- F. **Owner/Applicant obtains a minimum of two written proposals from experienced contractors to complete the remodeling in accordance with the plans and specifications and all applicable laws and submits them to the Administering Agency for review and approval.**
- G. **The Owner/Applicant and Agency execute an agreement** in which the Owner/Applicant agrees to complete the project within one year. In return, the Agency agrees to reimburse the Owner/Applicant for 50% of the cost of the project, up to \$25,000, including the preparation of plans and specifications, upon completion of the project. **All invoices, canceled checks, and lien waivers for the project work must be reviewed and approved by the Agency before grant reimbursement occurs.**

**SHOREWOOD FAÇADE PROGRAM
PENDING AND EXISTING FAÇADE GRANTS**

Property Location	Applicant Type	Status	Applicant Name	Date of Application	Date of Grant	Total Project Cost	Amount of Grant	Summary of work performed
4508 N. Oakland Ave.	Tenant	Rejected	The Workroom	2/16/16	n/a	n/a	n/a	applicant turned in application several months after completion of sign installation
2205 E. Capitol Dr.	Tenant	Completed	City Market	11/21/15	3/11/2016	\$ 4,215.17	\$ 2,107.59	new projecting blade sign for business
2016 Total Grants						\$ 2,107.59		
1513 E. Capitol Dr.	Owner	Rejected	E. Capitol LLC (BP - Menlo/Capitol)	9/24/15	n/a	n/a	n/a	applicant turned in application several months after completion of sign installation
1800 E. Capitol Dr.	Owner	Completed	Stein Office Building	7/14/15	12/15/2015	\$ 14,556.00	\$ 7,278.00	complete remake of two small storefronts; new doors, store glass, and awnings
4414 N. Oakland Ave.	Owner	Completed	North Shore Bank	6/29/15	11/15/2015	\$ 11,410.08	\$ 5,705.04	reconstruction of landscaping around building.
1922 E. Capitol Dr.	Tenant	Completed	Movement Personal Trainer	6/18/14	10/21/2015	\$ 3,405.12	\$ 1,702.56	new business sign
3951 E. Capitol Dr.	Tenant	Completed	St. Moritz Salon	11/11/14	9/25/2015	\$ 1,267.20	\$ 633.60	new business sign
4326 N. Oakland Ave.	Tenant	Completed	Olson House	5/22/15	8/5/2015	\$ 1,700.00	\$ 850.00	new awning for new business
4484 N. Oakland Ave.	Owner	Completed	Peter Gramoll Am. Fam Ins.	2/24/15	8/5/2015	\$ 15,315.12	\$ 7,657.56	new awning, business signs for existing business/owner
1572 E. Capitol Dr.	Owner	Completed	Northwoods	3/12/15	6/17/2015	\$ 9,852.48	\$ 4,926.24	reface of monument sign at building for new business/owner
2219 E. Capitol Dr.	Tenant	Completed	Swanky Seconds	3/16/15	6/5/2015	\$ 1,500.00	\$ 750.00	new awning for expansion of business into new space
1916 E. Capitol Dr.	Tenant	Completed	Clicks	9/26/14	6/5/2015	\$ 6,892.00	\$ 3,446.00	new storefront; replacement of windows and doors, sign
4413 N. Oakland Ave.	Owner	Completed	Draft and Vessel/Waxwing	8/28/14	2/25/2015	\$ 44,806.74	\$ 22,403.37	complete remake of two small storefronts; windows, doors, parapet repair, and signs
1425 Capitol Dr.	Tenant	Completed	Trilogy Hair Salon	9/15/14	2/19/2015	\$ 1,557.60	\$ 778.80	new business sign
2015 Total Grants						\$ 56,131.17		
2219 E. Capitol Dr.	Tenant	Completed	The Workroom		12/12/2014	\$ 1,118.26	\$ 559.13	new business signs
3575 N. Oakland Ave.	Tenant	Completed	Groom For Men		11/24/2014	\$ 8,151.98	\$ 4,075.99	new awnings (long storefront)
4401 N. Oakland Ave.	Tenant	Completed	North Shore Boulangerie		10/6/2014	\$ 3,268.88	\$ 1,634.44	new signs for business
4508 N. Oakland Ave.	Tenant	Completed	Fyndig		2/13/2014	\$ 2,266.30	\$ 1,133.15	new business sign
2500 E. Capitol Dr.	Owner	Completed	Shorewood Animal Hospital		2/13/2014	\$ 14,067.60	\$ 7,033.80	new parking lot screening, sign, lighting and fence
2014 Total Grants						\$ 14,436.51		
4517 N. Oakland Ave.	Tenant	Completed	Three Lions Pub		10/25/2013	\$ 22,228.38	\$ 11,114.19	phase II of complete storefront for business including doors, windows, and custom signs
4214 N. Oakland Ave.	Owner	Completed	Suzanne Powers Realty Group		5/29/2013	\$ 120,000.00	\$ 27,000.00	complete redevelopment of former duplex residential property to office use; exterior siding, signs, windows, and landscaping
4001 N. Downer Ave.	Owner	Completed	Hayek's		5/8/2013	\$ 17,901.00	\$ 8,950.50	new awnings and windows for building
1431 E. Capitol Dr.	Tenant	Completed	Grande Flowers		1/25/2013	\$ 3,800.00	\$ 1,900.00	new awning for business
4449 N. Oakland Ave.	Tenant	Completed	Min's		1/4/2013	\$ 1,457.62	\$ 728.81	new business sign
4514 N. Oakland Ave.	Tenant	Completed	Element's East Sign		1/4/2013	\$ 5,215.00	\$ 2,607.50	new business sign
2013 Total Grants						\$ 52,301.00		
4042 N. Oakland Ave.	Owner	Completed	Camp/Sound By Design		12/18/2012	\$ 39,420.56	\$ 19,710.28	remake of two storefronts including windows, doors, tuckpointing, and signs
3801 N. Oakland Ave.	Tenant	Completed	Miss Cupcake		11/20/2012	\$ 3,050.00	\$ 1,525.00	new business sign
3549 N. Oakland Ave.	Tenant	Completed	Harry's Bar and Grill		10/11/2012	\$ 157,200.00	\$ 59,786.00	CDA approval; new exterior patio for restaurant; assisted all elements but deck floor
3956 N. Murray Ave.	Tenant	Completed	Wisconsin Gazette		9/4/2012	\$ 58,825.66	\$ 25,000.00	complete rehabilitation of exterior of building for conversion from residential to office. New sign
2219 E. Capitol Dr.	Owner	Completed	Swanky Seconds/Luxe		6/19/2012	\$ 1,200.00	\$ 600.00	new awning for Swanky Seconds

Property Location	Applicant Type	Status	Applicant Name	Date of Application	Date of Grant	Total Project Cost	Amount of Grant	Summary of work performed
4473 N. Oakland Ave.	Owner	Completed	BK Oakland rehab after fire		6/15/2012		\$ 25,441.98	complete remake of building after fire; three new storefronts, entries, signs,
2521 E. Capitol Dr.	Owner	Completed	Lakeshore Mobil		5/14/2012		\$ 11,757.75	new garage doors, paint for entire building, fencing, and monument sign
2127 E. Capitold Dr.	Tenant	Completed	Oticles		2/14/2012	\$ 1,134.14	\$ 567.07	new sign for business
1330 E. Capitol Dr.	Owner	Completed	Shorewood Auto Repair		1/31/2012		\$ 27,000.00	complete rehab of building; brick work, signs, parking screening, storefront windows, and lighting
2012 Total Grants							\$ 171,388.08	
4517 N. Oakland Ave.	Tenant	Completed	Three Lions Pub Phase I		12/30/2011	\$ 16,641.00	\$ 8,320.50	signs, windows, and doors
4517 N. Oakland Ave.	Tenant	Completed	NaNa Fusion		11/29/2011	\$ 4,652.74	\$ 2,326.37	new business sign
3970 N. Oakland Ave.	Owner	Completed	Geraldine Robinson		9/6/2011	\$ 488,000.00	\$ 244,000.00	CDA approval; new windows and decorative metal for building
3601 Oakland Ave.	Owner	Completed	North Shore Funeral Services		8/30/2011	\$ 29,071.04	\$ 14,535.52	landscaping, pillars, and lighting for exterior
2201 E. Capitol Dr.	Owner	Completed	Capitol and Maryland LLC (Josh Taxman)		6/22/2011	\$ 256,000.00	\$ 128,000.00	complete remake of multiple storefronts; new glass, doors, lighting, letter signs, patio elements, painting
4517 N. Oakland Ave.	Tenant	Completed	Big Bay Brewing		6/7/2011	\$ 1,109.86	\$ 554.93	new business sign
4156 N. Oakland Ave.	Tenant	Completed	Great Clips		5/12/2011	\$ 8,187.62	\$ 4,093.81	new storefront and door, signs, lighting
2510 E. Capitol Dr.	Owner	Completed	Sweet Law Offices (prop owner)		1/7/2011	\$ 68,000.00	\$ 34,000.00	tuckpointing, new windows and doors, paint, signs, lighting, railings, power washing
4106 N. Oakland Ave.	Owner	Completed	Ogden and Co. (prop owner)		1/7/2011	\$ 8,318.00	\$ 4,159.00	dumpster enclosure and paint of entire exterior
2011 Total Grants							\$ 439,990.13	
3547 N. Oakland Ave.	Tenant	Completed	Harry's Bar and Grill		8/28/2010	\$ 9,650.00	\$ 4,825.00	new sign, storefront opening windows
4501 N. Oakland Ave.	Tenant	Completed	The Establishment LLC		5/18/2010	\$ 10,683.00	\$ 5,341.50	new business sign and lighting
4009 N. Oakland Ave.	Tenant	Completed	Anytime Fitness		5/13/2010	\$ 6,409.92	\$ 3,204.96	new business sign
4312 N. Oakland Ave.	Owner	Completed	Aunt Peg's LLC (prop owner)		1/14/2010	\$ 391,270.00	\$ 195,635.00	CDA approved project; complete remake of multiple storefront building; windows, doors, hvac, paint, lighting, awnings, tuckpointing
2010 Total Grants							\$ 209,006.46	
4093 N. Oakland Ave.	Tenant	Completed	Open Book		12/21/2009	\$ 4,213.44	\$ 2,106.72	sign
3575 N. Oakland Ave.	Tenant	Completed	Harley's and CYGA		10/15/2009	\$ 32,500.00	\$ 16,250.00	awnings and signs
3510 N. Oakland Ave.	Tenant	Completed	Family Pharmacy		5/5/2009	\$ 1,900.00	\$ 950.00	sign
3506 N. Oakland Ave.	Tenant	Completed	Chiropractic Company		3/19/2009	\$ 1,557.30	\$ 778.65	sign
3506 N. Oakland Ave.	Owner	Completed	Dimitri Dimitropolous		2/4/2009	\$ 314,000.00	\$ 157,000.00	complete building makeover; two façades; new windows, doors, signs, painting, tuckpointing, lighting
2009 Total Grants							\$ 177,085.37	
4601 N. Oakland Ave.	Tenant	Completed	Lakeside Diagnostic Imaging		12/16/2008	\$ 7,950.62	\$ 3,975.31	monument sign
4511 N. Oakland Ave.	Owner	Completed	Steve Elkind (NaNa, 3 Lions)		12/3/2008	\$ 53,600.00	\$ 26,800.00	complete new storefront and painting for building
1572 E. Capitol Dr.	Tenant	Completed	Catholic Family Insurance		10/5/2008	\$ 29,905.38	\$ 14,952.69	monument sign
1906 E. Capitol Dr.	Tenant	Completed	SHOP		1/18/2008	\$ 1,373.72	\$ 686.86	sign
Total Grants 2008							\$ 46,414.86	
4016 N. Oakland Ave.	Tenant	Completed	Oak Crest Tavern		5/22/2007	\$ 29,930.22	\$ 14,965.11	storefront glass, doors, paint, signs, and lighting
2317 E. Capitol Dr.	Owner	Completed	Schramm Properties (property owner)		5/22/2007	\$ 64,000.00	\$ 32,800.00	new façade exterior, windows, signs, and lighting
Total Grants 2007							\$ 47,765.11	
4170 N. Oakland Ave.	Owner	Completed	4107 N. Oakland LLC (Marian Laev, owner, Starbucks building)		7/28/2006	\$ 54,000.00	\$ 27,000.00	addition to existing building, windows, signs, lighting, landscaping
4465 N. Oakland Ave.	Owner	Completed	Joseph Ullrich (property owner)		5/12/2006	\$ 10,355.00	\$ 5,177.50	windows and doors
4000 Oakland Ave.	Tenant	Completed	Alliance de Francais		5/12/2006		\$ 2,499.50	awning/sign
4009 N. Oakland Ave.	Tenant	Completed	Harley's		2/2/2006	\$ 4,900.00	\$ 2,450.00	awning/sign
Total Grants 2006							\$ 37,127.00	
4144 N. Oakland Ave.	Owner	Completed	Palmetto LLC (property owner)		9/29/2005	\$ 24,000.00	\$ 12,000.00	?????

Property Location	Applicant Type	Status	Applicant Name	Date of Application	Date of Grant	Total Project Cost	Amount of Grant	Summary of work performed	
4201 N. Oakland Ave.	Owner	Completed	TCF Bank		8/9/2005	\$ 4,968.80	\$ 2,484.40	monument sign	
4060 N. Oakland Ave.	Owner	Completed	Noah Christensen (Shorewood Press)		6/14/2005	\$ 65,426.40	\$ 32,713.20	complete building makeover, new exterior, windows, and signs	
1720 E. Lake Bluff	Owner	Completed	DDS Tim Hart (property owner)		6/14/2005	\$ 26,439.00	\$ 13,219.50	new doors, windows, wall exterior, and sign	
4208 N. Oakland Ave.	Tenant	Completed	Glow Salon		2/1/2005	\$ 253.00	\$ 126.50	sign	
4312 N. Oakland Ave.	Tenant	Completed	EYEz Boutique		1/19/2005	\$ 960.66	\$ 480.33	sign	
Total Grants 2005							\$ 61,023.93		
4414 N. Oakland Ave.	Owner	Completed	North Shore Bank		11/8/2004	\$ 31,224.00	\$ 15,612.00	marble column restoration, signs	
4493 N. Oakland Ave.	Owner	Completed	Metropolitan Development		10/14/2004	\$ 50,590.00	\$ 25,295.00	stucco, fence, windows, and signs	
4300 N. Oakland Ave.	Owner	Completed	Queensway Cleaners		9/29/2004	\$ 6,979.12	\$ 3,489.56	new signs, awning	
Total Grants 2004							\$ 44,396.56		

Total Grants (2004-16) **\$ 2,695,802.73** **\$ 1,359,173.77** **of which, \$514,835 were funds provided for four large grant requests from TID #1.*

Fund balance (BID segregated account) **\$ 123,184.00**
as of 7/1/2016

Approved Projects **5 approved applications**

4488 N. Oakland Ave.	Owner	Approved	4488 N. Oakland LLC (Cloud Red)	1/14/16		\$ 26,000.00		new windows, signs, lighting, painting, entrances	
1604 E. Capitol Dr.	Owner	Approved	BP Gas Station (Jay Walia, owner)	6/13/15		\$ 25,000.00		new brickwork, dumpster enclosure, monument sign, and storefront glass, and landscaping for new gas station owner	
4334 N. Oakland Ave.	Tenant	Approved	Sherwin Williams	4/28/15		\$ 850.00		new awning on business changeover (Mautz to Sherwin Williams)	
3592 Oakland Ave.	Owner	Approved	Creve Café	7/16/15		\$ 9,250.00		new monument sign, storefront business sign, parking lot screening	
4515 N. Oakland Ave	Tenant	Approved	Three Lions Pub	5/24/16		\$ 23,190.00			
Total approved applications							\$ 84,290.00		

Balance in Fund* **\$ 38,894.00**
**after grants for approved*

Applicant Type	Status
Owner	Pending
Tenant	Approved
	Completed
	Rejected

Community Development Authority Project List

Updated 6-29-2016

Project or Program	Status	Comment
Metro Market Redevelopment	Opened February 2016	Starting landscaping spring 2016 for Metro Market. Added pedestrian lit crossing sign at Jarvis.
Mixed Use Development Oakland/Olive	In process.	Completion Fall 2016. One tenant secured.
Sherman Redevelopment	In process	Construction start delayed for DNR soil review.
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CDA Financial Plan and Projections	Ongoing	The CDA 2015 Annual Financial Report was completed and presented at a joint meeting of CDA and Village Board. Reviewed TID#1 closing scenarios.
Future CDA Strategies and Plans	In Process	Consolidated list from Master Plan. Completing member initiatives survey priorities and opportunities.
Commercial Business Recruitment and Retention	In process	Expect increased emphasis due to current vacancies and added Metro Market opportunities. Working on a restaurant opportunity.
Façade Program	Ongoing	Revisions completed February 2016. Further discussing program.
Business Incentive Loan Program	In process	CDA discussion April - June. Possible recommendations July 2016.
Work Group Update: Retail Relations		
Work Group Update: Developer Relations		Meeting held late March and will continue quarterly meetings to understand market and Shorewood need.
Work Group Update: Community Outreach		Update provided to CDA 6/3/16.
Work Group Update: Ped and Bike Safety		
Work Group Update: Finance		

Vacancies

<i>Busn Addr</i>	<i>Suite</i>	<i>Storefront</i>	<i>Sq Ft</i>	<i>Busn Name</i>	<i>Property Owner Addr</i>	<i>Property Owner CSZ</i>	<i>Mnths Vacant</i>
Business Code: office							
1200 E Capitol Drive	LL	<input type="checkbox"/>	3500	VACANT			0
1572 E Capitol Drive		<input type="checkbox"/>	13264	VACANT floors 3/4	1232 Edison ST	Milwaukee, WI 53202	0
1800 E Capitol Drive	2G	<input type="checkbox"/>	800	Kasen Law Office	1800 E. Capitol Dr	Shorewood, WI 53211	0
2107 E Capitol Drive	LL	<input type="checkbox"/>	2500	Tochi (prev Anaba Tea Room)	7710 N. Beach Drive	Fox Point, WI 53217	13
3510 N Oakland Avenue	207	<input type="checkbox"/>	100	VACANT University Bible Fellowship	1522 N. Prospect Ave Ste 802	Milwaukee, WI 53202	0
3596 N Oakland Avenue		<input checked="" type="checkbox"/>	1400	One Hour Martinizing dry cleaner	6425 N OADANA RD	MADISON WI 53719	10
3970 N Oakland Avenue	401	<input type="checkbox"/>	1884	VACANT NAS Recruitment Communi	2725 W Highland BL #219	Milwaukee, WI 53208	0
4015 N Oakland Avenue		<input checked="" type="checkbox"/>		Wells Fargo	614 W. Brown Deer Rd Ste 300	Brown Deer, WI 53217	0
4050 N Oakland Avenue	216	<input type="checkbox"/>	288	Lakeside Contracting	315 Granby Road	Lake Forest, IL 60045	9
4414 N Oakland Avenue	2nd Floor	<input type="checkbox"/>	4150	Jack C Loyda & Associates	15700 W. Bluemond Rd.	Brookfield, WI 53005	18
4421 N Oakland Avenue	2nd Floor	<input type="checkbox"/>	100	vacant office	4421 N. Oakland Ave.	Shorewood WI, 53211	0
4465 N Oakland Avenue		<input type="checkbox"/>		Pastoral Counseling Services of G.M.	8143 N. Graylog Lane	Milwaukee, WI 53217	0

Vacancies: 12

Business Code: retail

1522 E Capitol Drive		<input checked="" type="checkbox"/>	437.5	Bella's Hair Salon	PO BOX 13907 á	WAUWATOSA WI 5321	12
2107 E Capitol Drive		<input checked="" type="checkbox"/>	5000	Mod Gen	7710 N. Beach Drive	Fox Point, WI 53217	2
2211 E Capitol Drive		<input checked="" type="checkbox"/>	1266	PREV Northshore Wheels	729 WALNUT ST SUITE C á	BOULDER CO 80302- 0	22
4003 N Downer Ave	2nd Floor	<input type="checkbox"/>		Ultra Violette/Hair Salon	4001 N DOWNER AVE á	SHOREWOOD WI 5321	1
3970 N Oakland Avenue	102	<input checked="" type="checkbox"/>	2525	VACANT Walgreens	2725 W. Highland Blvd.	Milwaukee, WI 53208	0
4001 N Oakland Avenue		<input checked="" type="checkbox"/>	3300	VACANT Actaea Works Ltd.	316 E. Silverspring Dr.	Whitefish Bay, WI 53217	78
4114 N Oakland Avenue		<input checked="" type="checkbox"/>	11900	Goldi	1665 N. Water St.	Milwaukee, WI 53202	17
4144 N Oakland Avenue		<input checked="" type="checkbox"/>	1200	Verizon Wireless	PO Box 11055	Shorewood, WI 53211	0

<i>Busn Addr</i>	<i>Suite</i>	<i>Storefront</i>	<i>Sq Ft</i>	<i>Busn Name</i>	<i>Property Owner Addr</i>	<i>Property Owner CSZ</i>	<i>MnthVacant</i>
4521 N Oakland Avenue		<input checked="" type="checkbox"/>	2158	Yo Mama	4526 N. Oakland Avenue	Whitefish Bay, WI 53211	6
4606 N Wilson Drive		<input checked="" type="checkbox"/>	2050	Computer Gallery	4434 N. Wilson Drive	Shorewood, WI 53211	2
<i>Vacancies:</i>	10						
<i>Total Vacancies:</i>	22	<i>Retail Vacancy %:</i>	10%	<i>StoreFront Vacancy :</i>	11		
<i>Total Vacancy %:</i>	8%	<i>Office Vacancy %:</i>	7%	<i>StoreFront Vacancy %:</i>	8%		