

City of River Falls Business Improvement District



AGENDA

August 10, 2021 at 8:30 a.m.
City Hall – Foster Conference Room
222 Lewis Street River Falls, WI 54022

CALL TO ORDER

APPROVAL OF AGENDA/MINUTES

July 13, 2021 BID Meeting Minutes

FINANCIAL REPORT

OTHER BUSINESS

Veterans Park Bench
Art Canvas under Maple Street Bridge
Art on the Kinni
Bacon Bash
Halloween
Ladies Night Out
Chili Crawl
2022 Budget review
2022 BID Assessment

ADJOURN

Next Meeting: September 14, 2021 8:30 a.m.

NOTE: Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials to be in an accessible location or format, may contact City Clerk Amy White at (715) 426-3408 or in person at 222 Lewis Street, for accommodations. Requests for accommodations should be made at least three (3) business days in advance of the meeting. Every effort will be made to arrange accommodations.

MINUTES

July 13, 2021 at 8:30 a.m.

Foster Conference Room – City Hall
222 Lewis Street River Falls, WI 54022

CALL TO ORDER– Joleen Larson called the meeting to order at 8:37 a.m.

Members present: Joleen Larson, Mike Miller, Heidi Hanson, Kerri Olson, Terry McKay

Members Absent: Mike Pepin, Russ Korpela, Amy Halvorson

Others present: Ben Plunkett, Brandt Johnson

Agenda/Meeting Minutes

Minutes from 5-11-2021 were reviewed. M/S Miller/McKay to approve minutes. Unanimous.

Financials

Kerri Olson said that they have been paying the flower bills and the mural has been paid. Joleen Larson said that the mural repair has been paid for and services to fix it are underway.

Flower update

Larson said flowers have been planted, hung, and are being maintained. Larson said they are trying to keep a better eye on the plants this year but it has been hard with the dry weather this year. Larson said the 2nd St. gardens are looking good. Ben Plunkett asked if it was possible to track what the gift cards were spent on once they were distributed, and Larson said they did not have a way to track it.

BID communication with several potential projects – Fox Den

Larson said she has been in touch with several businesses about spots that are open on Main St. Larson said the owners of Fox Den have purchased Bobby's building and they potentially might want a sign.

Next Meeting

The next meeting will be held August 10, 2021.

ADJOURNMENT

M/S Miller/Hanson to adjourn; unanimous vote at 8:48 a.m.

2021 BID Receipts & Disbursements

Checking Account balance forward as of December 31, 2020: \$ 46,078.96

| <u>Date</u> | <u>Type</u> | <u>Check #</u> | <u>Project or Charge/Use</u> | <u>Amount</u> | <u>Balance</u> |
|-------------|-------------|----------------|--|---------------|----------------|
| 01/12/2021 | Debit | 2928 | River Falls Chamber / 2020 River Dazzle | - \$ 2,000.00 | \$ 44,078.96 |
| 01/12/2021 | Debit | 2929 | River Falls Chamber / love local campaign | - \$ 500.00 | \$ 43,578.96 |
| 02/17/2021 | Debit | e-check | Dept of Financial Institution / annual report | - \$ 10.00 | \$ 43,568.96 |
| 02/19/2021 | Debit | 2930 | River Falls State Bank / cash to purchase cards | - \$ 5,100.00 | \$ 38,468.96 |
| 02/22/2021 | Debit | 2931 | West Bend Mutual Ins. Co./liability insurance | - \$ 546.00 | \$ 37,922.96 |
| 02/22/2021 | Credit | | February 2021 Tax Settlement funds | + \$42,000.00 | \$ 79,922.96 |
| 02/24/2021 | Debit | 2932 | Sara Filarsky (Laundry Room)/façade grant | - \$ 6,000.00 | \$ 73,922.96 |
| 03/16/2021 | Debit | 2933 | Matt & Stephanie Johnson / sign grant | - \$ 1,000.00 | \$ 72,922.96 |
| 04/21/2021 | Debit | 2934 | Eckert's Greenhouse / supplies for baskets | - \$ 123.76 | \$ 72,799.20 |
| 04/27/2021 | Debit | 2935 | Pearson Florist / gift card basket | - \$ 80.00 | \$ 72,719.20 |
| 04/27/2021 | Debit | 2936 | Community Arts Base / music in park | - \$ 1,000.00 | \$ 71,719.20 |
| 05/27/2021 | Debit | 2937 | UWRF Greenhouse / 2 nd St gardens | - \$ 262.00 | \$ 71,457.20 |
| 05/27/2021 | Debit | 2938 | Barnyard Botanicals / 2 nd St gardens | - \$ 1,028.62 | \$ 70,428.58 |
| 06/11/2021 | Debit | 2939 | Pearson Florist / hanging baskets | - \$ 2,800.00 | \$ 67,628.58 |
| 06/16/2021 | Debit | 2940 | Cedar Hill Greenhouse / hanging baskets | - \$ 2,100.00 | \$ 65,528.58 |
| 07/09/2021 | Debit | 2941 | David Markson / mural updating | - \$ 500.00 | \$ 65,028.58 |

Pending BID Obligations

Grants approved by BID

| <u>Date approved</u> | <u>Entity receiving grant</u> | <u>Use of grant money</u> | <u>Amount granted</u> |
|-----------------------|-------------------------------|---------------------------|-----------------------|
| 4/13/2021 | Broz | façade grant | \$ 6,000.00 |
| Total to date: | | | \$ 6,000.00 |

Operating Expenses as outlined in "BID Board 2021 Budget"

| | |
|------------------------------------|--------------------|
| PO Box service fee | \$ 64.00 |
| Misc. printing, postage & supplies | \$ 500.00 |
| Website maintenance | \$ 500.00 |
| Total to date: | \$ 1,064.00 |

Special Projects as outlined in "BID Board 2021 Budget"

| <u>Explanation of special project</u> | <u>Estimated amount BID will contribute to project</u> |
|---|--|
| Main Street flowers / hanging baskets | \$ 2,800.00 |
| Second Street gardens | \$ 200.00 |
| Main Street benches/trash bins | \$ 2,400.00 |
| River Dazzle parade sponsorship | \$ 6,000.00 |
| Building mural projects/Heritage Park sign (continuing maintenance) | \$ 500.00 |
| Total to date: | \$ 11,900.00 |

Projects – funds set aside for Main Street projects

| <u>Explanation of one-time budgeted item</u> | <u>Date approved</u> | <u>Amount approved</u> |
|--|----------------------|------------------------|
| Large Main Street projects (\$2,500 in 2018; \$2,500 in 2019; \$2,500 in 2020; \$2,500 in 2021) | 08/14/2018 | \$ 10,000.00 |
| Building mural project (partner with RFHS) (\$2,500 in 2020; \$2,500 in 2021) | 09/10/2019 | \$ 5,000.00 |
| Total to date: | | \$ 15,000.00 |

Summary of BID Obligations

| | |
|----------------------------------|---------------------|
| Pending Grants approved by BID: | \$ 6,000.00 |
| Operating Expenses: | \$ 1,064.00 |
| Pending Special Projects: | \$ 11,900.00 |
| Pending One-Time Budgeted items: | <u>\$ 15,000.00</u> |
| Total pending BID obligations: | \$ 33,964.00 |

| | |
|---|----------------------------|
| Balance in checking account as of 7/31/2021: | \$ 65,028.58 |
| 2021 pending obligations: | <u>\$ 33,964.00</u> |
| Funds available for grant requests: | \$ 31,064.58 |

River Falls Business Improvement District "BID" Board 2021 Budget

Date: September 22, 2020
To: Sarah Karlsson, City of River Falls
From: BID Board / Joleen Larson, President
Subject: Proposed 2021 Annual Budget Projection

INCOME

Projected BID Assessment income: \$ 44,500.00

OPERATING EXPENSES:

--PO Box service fee \$ 64.00
--Liability Insurance \$ 600.00
--City of RF administrative fees \$ 2,500.00
--Misc. printing, postage & supplies \$ 500.00
--Website maintenance \$ 500.00

Total Operating Expenses: \$ 4,164.00

SPECIAL PROJECTS:

(projects supported by BID year after year)

--Music in the Park sponsorship \$ 1,000.00
--Main Street flowers/hanging baskets \$ 7,700.00
--Second Street Gardens \$ 1,500.00
--Main St. benches/trash bins
(purchase/maintenance) \$ 2,400.00
--River Dazzle sponsorship \$ 6,000.00
--Building mural maintenance \$ 1,000.00

MAIN ST. PROJECTS:

(BID monies designated for projects)

--Large Main St. projects \$ 2,500.00
--RFHS collaborative mural project \$ 2,500.00

Total Special Projects: \$ 24,600.00

FAÇADE & SIGN GRANT FUNDING AVAILABLE: \$ 15,736.00

| TOTAL 2020 ASSESSMENT | | | |
|------------------------------|--|-----------------------|-------------------|
| For 2020 Tax Roll | | | |
| PIN | OWNER | ASSESSED VALUE | ASSESSMENT |
| 276-01001-0200 | Coram Deo Properties LLC | \$540,800.00 | 591.94 |
| 276-01001-0300 | Delbert & Charla Kusilek Trust Agreement | \$143,800.00 | 157.40 |
| 276-01001-0700 | Brian J & Elizabeth M Senoraske Thomas P & Kathi P Nelson | \$110,900.00 | 121.39 |
| 276-01001-0900 | Lori's Spa Real Estate, LLC | \$211,000.00 | 230.95 |
| 276-01001-1000 | C & R Holdings LLC | \$175,000.00 | 191.55 |
| 276-01002-0310 | Watkins Dental, LLC | \$300,500.00 | 328.92 |
| 276-01002-0320 | Senoraske Investments, LLC | \$177,000.00 | 193.74 |
| 276-01002-0330 | Senoraske Investments, LLC | \$52,700.00 | 57.68 |
| 276-01004-0100 | Main Street Property Management LLC | \$636,000.00 | 696.15 |
| 276-01004-0200 | James R & Dorothy C Beix Children'S Trust James R & Dorothy C Beix | \$622,000.00 | 680.82 |
| 276-01004-0300 | James R & Dorothy C Beix Children'S Trust James R & Dorothy C Beix | \$221,000.00 | 241.90 |
| 276-01004-0400 | Moelter LLC | \$140,500.00 | 153.79 |
| 276-01004-0500 | Dodge Properties Of River Falls LLC | \$82,000.00 | 89.75 |
| 276-01004-0600 | Dodge Properties Of River Falls LLC | \$287,500.00 | 314.69 |
| 276-01004-1000 | Paul, Catherine, Steven Leitch | \$227,000.00 | 248.47 |
| 276-01005-0200 | River Center Group LLC | \$1,067,000.00 | 1167.90 |
| 276-01005-0400 | 117 East Maple Street Properties, LLC | \$318,500.00 | 348.62 |
| 276-01005-0600 | Nistler Properties LLC | \$373,000.00 | 408.27 |
| 276-01005-0700 | Vocovich Properties Llp | \$336,500.00 | 368.32 |
| 276-01005-0900 | Douglas C Boles Lfest George L & Susan Boles | \$109,500.00 | 119.86 |
| 276-01005-1000 | Five Rivers Properties C/O Boles Property Management | \$395,500.00 | 432.90 |
| 276-01006-0100 | P&N on Main LLC | \$206,500.00 | 226.03 |
| 276-01006-0200 | Nathan Neues Opatz Jillian Neues Opatz | \$390,500.00 | 427.43 |
| 276-01006-0300 | James W Morrow | \$135,500.00 | 148.31 |
| 276-01006-0400 | KMT LLC Mike Kappers | \$333,000.00 | 364.49 |
| 276-01006-0500 | Kaniamos Properties LLC | \$284,000.00 | 310.86 |
| 276-01006-0600 | Platinum Pizza Holdings LLC | \$317,000.00 | 346.98 |
| 276-01006-0700 | David E & Cheryl Dintemann | \$144,000.00 | 157.62 |
| 276-01006-0800 | Steven S Nelson | \$167,500.00 | 183.34 |
| 276-01006-0810 | David E & Cheryl Dintemann | \$111,500.00 | 122.04 |
| 276-01006-0900 | Paul D & Elizabeth Poulos | \$146,000.00 | 159.81 |
| 276-01006-1000 | Cosonero LLC | \$223,000.00 | 244.09 |
| 276-01007-0100 | Shaun R Bird Living Trust | \$470,000.00 | 514.45 |
| 276-01007-0900 | River City Real Estate Holdings LLC | \$174,000.00 | 190.45 |
| 276-01007-1000 | 1900PDS LLC | \$205,000.00 | 224.39 |
| 276-01008-1000 | River Falls State Bank | \$57,700.00 | 63.16 |
| 276-01009-0100 | River Falls State Bank | \$346,000.00 | 378.72 |
| 276-01009-0200 | River Falls State Bank | \$32,600.00 | 35.68 |
| 276-01009-0300 | River Falls State Bank | \$64,100.00 | 70.16 |
| 276-01009-0400 | River Falls State Bank | \$51,900.00 | 56.81 |
| 276-01009-0500 | River Falls State Bank | \$870,000.00 | 952.27 |
| 276-01009-1000 | River Falls State Bank | \$64,700.00 | 70.82 |
| 276-01010-0100 | James S Freeman | \$231,500.00 | 253.39 |
| 276-01010-0200 | Patricia G Lowell Hammarback | \$169,000.00 | 184.98 |
| 276-01010-0400 | SLP Center LLC | \$359,500.00 | 393.50 |
| 276-01010-0500 | Freeman Drug Inc | \$144,000.00 | 157.62 |
| 276-01010-0600 | Dawn M Morrow | \$189,500.00 | 207.42 |
| 276-01010-0700 | Nikki R Werner | \$167,500.00 | 183.34 |
| 276-01010-0710 | Jon Longsdorf | \$30,500.00 | 33.38 |
| 276-01010-0800 | Brian C Lokrantz C/O Applegate Inc | \$138,700.00 | 151.82 |
| 276-01010-0900 | Brian C Lokrantz C/O Applegate Inc | \$109,500.00 | 119.86 |
| 276-01010-1000 | Grateful Bread Inc | \$163,000.00 | 178.41 |
| 276-01011-0100 | Jono Place LLC | \$403,500.00 | 441.66 |
| 276-01011-0200 | James S Freeman | \$207,500.00 | 227.12 |
| 276-01011-0300 | J & D Enterprises or River Falls LLC | \$735,000.00 | 804.51 |
| 276-01011-0700 | Caldwell Holdings, LLC | \$205,500.00 | 224.93 |
| 276-01011-0800 | Michelle M Maher | \$457,000.00 | 500.22 |
| 276-01011-1000 | Mel's Midtowner LLC | \$55,500.00 | 60.75 |
| 276-01012-0100 | Mel's Midtowner | \$130,500.00 | 142.84 |
| 276-01012-0200 | Lil Gav LLC | \$169,500.00 | 185.53 |
| 276-01012-0300 | Qiu Yun Zhang | \$176,000.00 | 192.64 |
| 276-01012-0400 | Bobbie Lynn Barsness | \$164,500.00 | 180.06 |
| 276-01012-0500 | Mark R & Erin J Tomlinson | \$124,000.00 | 135.73 |
| 276-01012-0600 | Darby LLC | \$370,500.00 | 405.54 |
| 276-01012-0701 | Krelando Ristani Living Trust | \$113,500.00 | 124.23 |
| 276-01012-0702 | Krelando Ristani Living Trust | \$145,500.00 | 159.26 |
| 276-01012-0703 | Jeffrey S Schellpfeffer | \$156,000.00 | 170.75 |
| 276-01012-0704 | Dadders Estates LLC | \$331,000.00 | 362.30 |
| 276-01012-0800 | MJE Properties LLC | \$399,500.00 | 437.28 |
| 276-01012-1000 | Erickson'S Diversified Corporation | \$4,634,000.00 | 5072.23 |
| 276-01013-0300 | RAS Property Holdings LLC | \$655,500.00 | 717.49 |
| 276-01013-0400 | Joshua R Cleveland Gina R Cleveland | \$195,000.00 | 213.44 |
| 276-01013-0500 | Lucky Cat LLC | \$227,500.00 | 249.01 |
| 276-01013-0600 | Thomas D Bentz Jennifer L Burleigh-Bentz | \$151,500.00 | 165.83 |
| 276-01013-0700 | Bolan Investments LLC | \$273,500.00 | 299.36 |

| | | | |
|----------------|--|------------------------|--------------------|
| 276-01013-0800 | Thomas D & Jennifer L Bentz | \$317,500.00 | 347.53 |
| 276-01013-0900 | R2K Land Holding LLC | \$163,500.00 | 178.96 |
| 276-01013-1000 | Kozitza Properties, LLC | \$154,500.00 | 169.11 |
| 276-01014-0100 | David & Alison Page Joint Revocable Trust | \$659,000.00 | 721.32 |
| 276-01014-0200 | Senoraske Investments LLC | \$166,500.00 | 182.25 |
| 276-01014-0500 | Weber 209 Investments LLC | \$144,500.00 | 158.17 |
| 276-01014-0600 | River Valley Suites, LLC | \$633,000.00 | 692.86 |
| 276-01014-0800 | First National Bank Of River Falls | \$42,600.00 | 46.63 |
| 276-01015-0700 | First National Bank Of River Falls | \$1,403,000.00 | 1535.68 |
| 276-01015-0800 | Indianhead Oil Co Inc | \$659,500.00 | 721.87 |
| 276-01015-0900 | First National Bank Of River Falls | \$111,600.00 | 122.15 |
| 276-01026-0700 | Randall P Cudd Yvonne R Cudd | \$172,500.00 | 188.81 |
| 276-01047-0200 | Ronald D & Charie M Jensen | \$202,500.00 | 221.65 |
| 276-01047-0300 | Ronald D & Charie M Jensen | \$49,500.00 | 54.18 |
| 276-01047-0400 | Trebus Investments LLC | \$110,000.00 | 120.40 |
| 276-01047-0500 | Trebus Investments LLC | \$172,500.00 | 188.81 |
| 276-01047-0800 | Matthew Johnson Stephanie Johnson | \$90,000.00 | 98.51 |
| 276-01047-1000 | Matthew Johnson Stephanie Johnson | \$154,000.00 | 168.56 |
| 276-01060-0100 | Eunice Moody Restated Trust Agreement | \$64,500.00 | 70.60 |
| 276-01094-1000 | Bowen Properties, LLC | \$46,200.00 | 50.57 |
| 276-01095-0100 | Bowen Properties LLC | \$371,000.00 | 406.08 |
| 276-01096-0300 | The Fortress Project Inc | \$195,000.00 | 213.44 |
| 276-01096-0400 | JDJB LLC | \$52,000.00 | 56.92 |
| 276-01096-0700 | Mcfarland LLC | \$244,500.00 | 267.62 |
| 276-01096-0800 | JDJB LLC | \$376,800.00 | 412.43 |
| 276-01096-0900 | River Falls Cleaners & Laundry DBA Northtown | \$214,000.00 | 234.24 |
| 276-01097-0100 | Neil Q Anderson | \$248,000.00 | 271.45 |
| 276-01076-0400 | Igo Legacy Hotel Group Marshfield LLC | \$105,500.00 | 115.48 |
| 276-01076-0600 | Mariachi Loco LLC The Duran Family Trust | \$359,500.00 | 393.50 |
| 276-01076-1000 | Igo Legacy Hotel Group Marshfield LLC | \$6,931,000.00 | 7586.45 |
| 276-01076-1050 | Eze Investments, LLC | \$379,000.00 | 414.84 |
| 276-01077-0100 | Wayne Svoboda | \$286,000.00 | 313.05 |
| 276-01077-0800 | Beam Holdings, LLC | \$242,200.00 | 265.10 |
| 276-01097-0400 | Delbert & Charla Kusilek Trust Agreement | \$117,000.00 | 128.06 |
| 276-01097-0500 | Terrance L & Sharon M Tarras | \$219,500.00 | 240.26 |
| 276-01097-0900 | David M-Sandra K Thidbod Johnson Dba Dairy Queen | \$505,500.00 | 553.30 |
| 276-01097-1000 | River City Rentals Of Wisconsin, LLC | \$84,000.00 | 91.94 |
| 276-01102-0100 | Patrick O Smith Arthur R Smith | \$177,000.00 | 193.74 |
| 276-01126-0300 | Maxfield E Neuhaus Stuart Krueger | \$524,500.00 | 574.10 |
| | TOTAL BID | \$40,655,300.00 | \$44,500.00 |
| | | | \$44,500.00 |