

CITY OF STURGEON BAY
FINANCE/PURCHASING & BUILDING COMMITTEE
TUESDAY, JULY 9, 2019
Council Chambers, City Hall - 421 Michigan Street
4:00pm

1. Roll call.
2. Adoption of agenda.
3. Public comment on agenda items and other issues related to finance & purchasing.
4. Consideration of: Debt Issuance of general obligation promissory notes for Capital Projects and Purchases including Storm Sewer Outlay, Improvements to Public Buildings, Facilities Properties and the Acquisition of Vehicles and Equipment
5. Consideration of: Lease agreement with Richard Stoll re: "E" Dock
6. Consideration of: Right of First Refusal re: Zak Property 1317 Shiloh Road
7. Review bills.
8. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Notice is hereby given that a majority of the City Committees may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of a Committee, does attend, this may constitute a meeting of the aforementioned Committee and is noticed as such, although no formal action will be taken at this meeting.

Posted:
Date: 07/3/19
Time: 2:15p.m
By: TM

Finance/Purchasing & Building Committee Members:
Helen Bacon, Chair
Seth Wiederanders, Vice Chair
Dan Williams

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EXECUTIVE SUMMARY

TITLE: Debt Issuance of general obligation promissory notes for Capital Projects and Purchases Including Storm Sewer Outlay, Improvements to Public Buildings, Facilities Properties, and the Acquisition of Vehicles and Equipment


BACKGROUND: The proposed \$2,345,000 general obligation promissory notes will be issued to provide financing for the following capital items as detailed in the 2019 budget:

Fire Dept Unit 6 Replacement
Fire Dept Unit 4 Replacement
Library – Chiller
Grader
Annual Storm Sewer Outlay
One Ton dump Truck
Heavy Duty Truck
Tandem Axle Dump truck w/Plow
Mowing Tractor
Way Finding Signage
½ Ton Pick Up
Skate Park Lighting
Phone Switch and Equipment
Spillman (Mobile Arrest Form – Vehicle Locator & Mapping Incident Base Report)
Squad Cars (2)
Swat Vests
Ballistic Helmets
Radars
Thermal Imaging Camera
Nozzle Replacement
Air Bag Replacement
Training Forcible Door

FISCAL IMPACT: See attached financing plan for the estimated debt payment schedule.

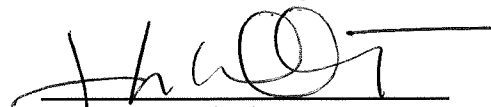
RECOMMENDATION: Recommend to the Common Council that the City issue approximately \$2,345,000 in general obligation promissory notes for the purpose of funding capital projects and purchases including storm sewer outlay, improvements to public buildings, facilities, properties, and the acquisition of vehicles and equipment.

PREPARED BY:


Valerie J. Clarizio
Finance Director/City Treasurer

7/2/19
Date

REVIEWED BY:


Joshua VanLieshout
City Administrator

July 2, 2019
Date

BAIRD

City of Sturgeon Bay

Finance Committee Meeting

July 9, 2019

Bradley D. Viegut, Managing Director

bviegut@rwbaird.com

777 East Wisconsin Avenue

Milwaukee, WI 53202

Phone 414.765.3827

Fax 414.298.7354

City of Sturgeon Bay

Finance Committee Meeting

July 9, 2019

Timeline

- Finance Committee considers plan of finance July 9, 2019
- Common Council considers Set Sale Resolution for General Obligation Promissory Notes (the "Notes") July 16, 2019
 - Preparations are made for issuance of the Notes
 - ✓ Official Statement
 - ✓ Note Rating
 - ✓ Marketing
- Common Council considers Award Resolution for the Notes (finalizes terms and interest rates) August 6, 2019
- Note Closing (funds available to pay project costs) August 22, 2019

BAIRD

City of Sturgeon Bay

Finance Committee Meeting

July 9, 2019

BAIRD

Borrowing Amount / Structure / Purpose

Amount:	\$2,345,000		
Issue:	General Obligation Promissory Notes		
Dated/Settlement Date:	August 22, 2019		
Maturity Dates:	October 1, 2021-2028		
First Interest:	April 1, 2020		
Callable:	2027 & 2028 callable on 10/1/26 or any date thereafter		
Purpose/Repayment Period:	10 Years Unit 6 Replacement Unit 4 Replacement Library-Chiller	5 Years Grader Annual Storm Sewer Outlay One Ton Dump Truck Heavy Duty Truck Tandem Axle Dump Truck w/ Plow Mowing Tractor Way Finding Signage 1/2 Ton Pick Up Skate Park Lighting	3 Years Phone Switch and Equipment Spillman (Mobile Arrest Form – Vehicle Locator & Mapping Incident Base Report) Squad Cars (2) Swat Vests Ballistic Helmets Radars Thermal Imaging Camera Nozzle Replacement Air Bag Replacement Training Forcible Door
Estimated Interest Rate:	2.24%		
Purchaser:	TBD		

City of Sturgeon Bay

Finance Committee Meeting

July 9, 2019

Financing Plan



Phone Switch and Equipment
Spillman (Mobile Arrest Form - Vehicle Locator & Mapping Incident Base Rept)
Squad Cars (2)
Swat Vests
Ballistic Helmets
Radars
Thermal Imaging Camera
Nozzle Replacement
Air Bag Replacement
Training Forcible Door

Grader
Annual Storm Sewer Outlay
One Ton Dump Truck
Heavy Duty Truck
Tandem Axle Dump Truck w/Plow & Wing
Mowing Tractor
Way Finding Signage
1/2 Ton Pick Up
Skate Park Lighting

Unit 6 Replacement
Unit 4 Replacement
Library-Chiller

Levy Supported																					
G.O. PROMISSORY NOTES - POS																					
Dated August 22, 2019																					
(First Interest 4/1/2020)																					
YEAR DUE	EXISTING DEBT SERVICE (A)	EXISTING DEBT SERVICE (A)	PRINCIPAL (10/1)	INTEREST (4/1 & 10/1)	LESS: TIC= 2.24%	TOTAL	10 Year Allocation				5 Year Allocation				3 Year Allocation				COMBINED DEBT SERVICE Levy Supported		
							PRINCIPAL (10/1)	INTEREST (4/1 & 10/1)	LESS: BID	PREMIUM	TOTAL	PRINCIPAL (10/1)	INTEREST (4/1 & 10/1)	LESS: BID	PREMIUM	TOTAL	PRINCIPAL (10/1)	INTEREST (4/1 & 10/1)		LESS: BID	PREMIUM
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(A) Net of bid premium from 2018 Notes.



City of Sturgeon Bay
421 Michigan Street
Sturgeon Bay, WI 54235
jvanlieshout@sturgeonbaywi.org

Joshua J. Van Lieshout
City Administrator

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920-746-6905 (Voice)
920-746-2905 (Fax)

Memorandum

To: Finance Committee

From: Josh Van Lieshout, Administrator

Re: Agenda Items

Date: July 3, 2019

Issue: Dock lease for operating small rental fleet of paddle boats.

Discussion: City resident Dick Stoll has approached the City with an idea to install three floating docks on the wall at the former location of "E" Dock near the Sturgeon Bay Yacht Club (Map Attached). For many years, this area had been a recreational boating dock operated by a number of entities dating back to the 1950's.

The most recent lessor of the space, The Yacht Harbor (Dan Schott) has discontinued their interest in the lease (attached). The former docks had been in disrepair for several years and were ultimately removed by The Yacht Harbor. Since this time, the City has been investigating a number of alternatives to deal with the remaining infrastructure. Periodically, interest in the site comes from private parties, but no formal proposals have been received.

This spring, Mr. Dick Stoll inquired about renting paddle boats at the location. This idea was shared with the Harbor Commission. The Harbor Commission did not object but placed one stipulation on their approval, that a lease agreement no longer than 1 years be considered, the reason being uncertainty with regard to the rest of site.

At the July 2, 2019 Common Council meeting the Council acknowledged the Committee's recommendation to move forward. For your consideration is a lease agreement with Mr. Stoll. The highlights of the agreement include:

- Annual rental fee of \$2,000
- Credit of \$20 per week to lessee for 26 weeks for Lessee maintaining lawn and public area
- Continued use by public of the leased upland premises

Options: There are a number of options available to the Finance Committee they include:

- Recommend approval to the Common Council as presented
- Modify the lease agreement and recommend
- Table the approval of the lease agreement

LEASE

This Lease is made this ____ day of _____, 2019, to be effective July 16, 2019, between the City of Sturgeon Bay ("Lessor") and Swans of Sturgeon Bay, LLC, a Wisconsin limited liability company ("Lessee").

RECITALS

A. Lessor owns certain property consisting of a concrete seawall, beginning at the abandoned wood dock remnants known as Sturgeon Bay Yacht Club "E" Dock, running northwest a length of 100 feet, as well as a rectangular piece of land adjacent thereto the dimensions of which are 100 feet x 25 feet, all as more particularly depicted on the attached Exhibit "A" (the "Premises").

B. Lessee desires to lease the Premises for the purpose of providing paddle boat rentals to the general public (the "Use").

C. Lessor believes leasing the Premises for the Use will provide a benefit to the public and is in Lessor's best interests.

D. The parties desire to set forth the terms by which the Premises will be leased to Lessee.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Recitals True. The foregoing Recitals are true and are a material part of this Lease.
2. Lease of Premises. Lessor hereby leases to Lessee and Lessee hereby leases from Lessor the Premises on a non-exclusive basis and on the other terms set forth in this Lease. Lessee accepts the Premises "AS IS, WHERE IS, WITH NO REPRESENTATIONS OR WARRANTIES." Among other things, Lessee has inspected the Premises and has made an independent determination of the safety and appropriateness of the Premises for the Use.
3. Term. The initial term of this Lease shall commence on July 16, 2019 and continue to midnight on July 15, 2021 (the "Initial Term"). Lessor shall have the option to renew this Lease for a period of two years (the "Renewal Term") upon the same terms as set forth herein, other than any adjustment in rent agreed to by the parties, if: (a) Lessee gives notice to Lessor no later than 90 days before the scheduled expiration of the Initial Term; (b) Lessee is not in default of any of its obligations under this Lease; (c) Lessor consents to the same, which consent may be withheld

by Lessor in its sole discretion; and (d) Lessor and Lessee agree on the rent to be paid during the Renewal Term. Reference to "the Term" of this Lease shall include the Renewal Term.

4. Rent.

(a) Gross Rent. For the period from the date of this Lease until July 16, 2020, Lessee shall pay rent in the amount of \$2,000, which shall be due and payable in full no later than the day this Lease is executed by Lessor. For the period from July 15, 2020 to July 16, 2021, Lessee shall pay rent in the amount of \$2,000, which shall be due and payable in full no later than July 15, 2020. TIME IS OF THE ESSENCE IN THE RECEIPT OF RENT.

(b) Net Rent-Credit for Certain Maintenance. Section 4(a) above notwithstanding, in consideration for the lawn mowing and general property maintenance required of Lessee under Section 6 below, the rent described above shall be credited \$20.00 per week for the periods of April 1 to October 1 each year (26 weeks). This sum may be deducted from the rent, but shall be recoverable by Lessor if Lessee fails to perform such maintenance to the satisfaction of Lessor.

5. Use of Premises.

(a) General Use. Lessee shall use the Premises exclusively for the Use. Permitted activities shall include docking of paddle boats for rental, docking of a safety boat, parking of vehicles and placement of porta-potties and a temporary trailer or storage building no larger than 8 feet x 8 feet, and, during the off-season, storage of paddle boats, safety boat, storage building and piers referred to below. Lessee shall operate its business only during daylight hours. Lessee shall not maintain any personal property upon the Premises, including any of the boats or docks, in an unsightly manner or as would cause a nuisance, such determinations to be in the sole discretion of Lessor. The Premises, including the piers, shall not be used for docking boats not owned by Lessee. Lessee shall strictly abide by and shall cause its patrons, other invitees, contractors and agents to strictly abide by all of Lessor's ordinances and codes and all other laws and regulations affecting Lessee or the Premises.

(b) Installation of Piers. At its sole expense and risk, Lessee may install three 24-foot long piers extending perpendicularly from the seawall, as generally depicted on Exhibit A. Lessee shall obtain all necessary permits and approvals before installing the piers. The installation of the piers shall be performed in a good and workmanlike manner and acceptable to Lessor in Lessor's sole discretion.

(c) Delineation of Boundaries/Fencing. If Lessor requests, Lessee, at its expense, shall install and maintain temporary barriers or fencing delineating the boundaries of that part of the Premises that is on land. The design and placement of all such barriers or fencing shall be subject to the prior approval of Lessor.

(d) Waivers/Releases. Lessee shall obtain from every person either personally or through a parent or legal guardian, waivers and releases of liability, in form acceptable to Lessor, that shall include a release of all claims against Lessor, except for any claims based on Lessor's intentional wrongdoing.

(e) Use by Public. The public shall have access to the Premises for all purposes consistent with the use and enjoyment of the Premises by the public, including, without limitation, walking, running, biking, fishing and sight-seeing; provided, however, the docks to be installed by Lessee referred to in paragraph 5(a) above shall be for the exclusive use by Lessee. Lessee's use of the Premises shall not unreasonably interfere with the use of the Premises by the public.

6. Maintenance and Repairs. At its expense, Lessee shall maintain the Premises in a neat and clean condition, free from debris and unsightly conditions. Lessee is responsible for the lawful disposal of any and grass clippings, water weeds, leaves, garbage or other detritus that may accumulate on the Premises by either natural or manmade deposit on the Premises as well as the lawn area immediately to the south of the Premises. Lessee shall promptly repair any damage done to the Premises, other than normal wear and tear. Lessee shall promptly pay for all sums attributable to maintenance or repair of the Premises and shall keep the Premises free of any liens in relation to the same.

7. Utilities. To the extent any utilities serve the Premises, Lessee shall promptly pay the costs thereof. Lessor shall not be liable to Lessee for any interruption in any utilities serving the Premises.

8. Taxes. To the extent Lessee's use or occupancy of the Premises results in any tax being assessed against the Premises or the rent or any other sum payable to Lessor results in income tax to Lessor, Lessee shall pay such tax(es) within 10 days of demand by Lessor.

9. Modifications and Improvements. Lessee shall not make any modifications or improvements to the Premises, without the prior, written consent of Lessor, which Lessor may withhold in its sole discretion.

10. Insurance.

(a) Coverage Required. Lessee shall maintain, at its own expense, insurance covering claims for public liability, personal injury, death and property damage under a policy of general liability insurance, with limits of not less than One Million Dollars (\$1,000,000.00) per occurrence and Three Million Dollars (\$3,000,000.00) aggregate and property damage insurance of not less than the full replacement value of all improvements made to the Leased Premises by Lessee, as well as worker compensation insurance in amounts as required by law. All liability insurance shall: (i) insure against liabilities arising out of or in connection with Lessee's use or occupancy of the Leased Premises; (ii) be issued by insurance companies acceptable to Lessor:

(iii) name Lessor and its council members, officers and employees as additional insureds; and (iv) not be cancellable except upon 30 day notice to Lessor.

(b) Proof of Insurance. Lessee shall provide proof satisfactory to Lessor of compliance with the requirements of this Section 10.

11. Indemnity and Limitation of Damages.

(a) Lessee shall compensate Lessor for damages and indemnify, hold harmless and defend Lessor from all claims, including costs and expenses in defending against such claims, including reasonable attorney's fees and costs, arising from the negligence or willful misconduct or other wrongful acts or omissions of Lessee or Lessee's agents or employees and any permitted sublessee or assignee of Lessee in or about the Premises, any property adjacent to the Premises or arising from Lessee's default pursuant to this Lease or breach of any representation or warranty made by Lessee under this Lease. In addition, Lessee shall indemnify, defend, reimburse and hold harmless Lessor from and against any and all environmental damages arising from the presence of hazardous materials upon, about or beneath the Leased Premises, arising in any manner whatsoever out of the violation of any environmental requirements or laws pertaining to the Leased Premises and any activities therein, which conditions are a result of any act or omission of Lessee or any agent, employee, sublessee, assignee of Lessee or any invitee of any of the same. The indemnities described in this Section 11 shall survive termination of this Lease.

(b) Subparagraph 11(a) notwithstanding, neither party shall be liable to the other under the terms of this Lease for any consequential, indirect or special damages.

12. Removal of Property. By no later than the last day of the Term, Lessee shall have dismantled and removed all property and improvements placed by Lessee on the Premises, regardless of the manner in which such property and improvements may be affixed thereto or the time when such property and improvements were brought or erected upon the Premises. Removal of Lessee's improvements in whole or in part before the effective date of termination of this Lease shall not entitle Lessee to reimbursement of any rent paid. If Lessee fails to timely remove any of its property or repair the Premises as required herein, Lessor may cause the same to be accomplished at Lessee's cost, which shall be due and payable to Lessor upon demand. Any property remaining upon the Premises after termination of this Lease may be deemed abandoned at Lessor's election without notice to Lessee. Lessee shall hold harmless and indemnify Lessor from and against all demands, damages, costs, fees, including actual attorney fees, judgments awards and any money or relief due or claimed due by Lessee, Lessee's members or any third party whose property may be left upon the Premises after termination of this Lease, and Lessor may dispose of any or all of such property in Lessor's sole discretion.

13. Representations and Warranties. Lessee represents and warrants to Lessor that: (i) it is a limited liability company, duly formed and existing under the laws of the State of Wisconsin; (ii) it holds all permits and licenses required to operate in all jurisdictions in which it conducts

business; (iii) all necessary action has been taken to authorize Lessee to enter into this Lease and authorize the person signing this Lease on behalf of Lessee to bind Lessee to its terms; (iv) entering into this Lease does not and will not violate any contract, agreement or order by which Lessee is bound; (v) entering into this Agreement does not violate any law, regulation or statute by which Lessee is bound; (vi) it is solvent and has the financial ability to perform its obligations under this Lease; and (vii) it knows of no facts or circumstances that would affect its ability to carry out its obligations under this Lease when and as required.

14. Quiet Enjoyment. Upon delivery of the consideration required and performance of the terms, covenants and agreements contained herein, Lessee shall peaceably and quietly have, hold and enjoy the Premises during the full term of this Lease without hindrance or interruption by Lessor or any other person or persons whomsoever.

15. Default. It shall be an Even to Default of this Lease if Lessee:

(a) fails to make any payment hereunder in full when the same is due, and such failure continues for a period of 10 days after the date the same was due;

(b) fails in any other of its obligations hereunder that do not threaten human health or safety or materially threaten to immediately affect Lessor's property rights, or are other than a failure by Lessee to carry or provide proof Lessee carries the insurance required hereunder, and such failure continues for a period of 30 days after notice by Lessor. As to failures that do threaten human health or safety or materially threaten to immediately affect Lessor's property rights or a failure to carry or provide proof Lessee carries the insurance required hereunder, no cure rights shall be afforded Lessee, and Lessee shall immediately cease operations under this Lease as long as such condition continues and await Lessor's determination whether to allow a period of cure or terminate this Lease;

(c) becomes insolvent, is the subject of any bankruptcy petition, voluntary or involuntary, files or is subject to an assignment for the benefit of creditors, is the subject of any receivership, by Lessee, or it makes an offer in or out of court for the compromise of its debts, or any substantial part thereof, by reduction in amount or in preference or security or by postponement of payment date or dates or in the event any court proceedings are instituted by, for or against Lessee in contemplation of any such offer;

(d) files articles of dissolution, or otherwise ceases to exist;

(e) assigns this Lease without the written consent of Lessor; or

(f) engages in any other act the likely effect of which is to deprive Lessor of the material benefits of this Lease.

It shall also be an Event of Default under this Lease if any guarantor of Lessee's obligations under this Lease dies or revokes his or her guaranty.

16. Remedies. If an Event of Default occurs, Lessor may: (i) deny access to the Leased Premises to Lessee without terminating this Lease; (ii) remove all improvements to the Leased Premises and charge the costs thereof to Lessee, which shall be payable by Lessee upon demand; (iii) evict Lessee through legal process; (iv) sue for all unpaid rents and all rents that would accrue during the then current Term; and (v) pursue any other remedies available at law or in equity to Lessor, all Lessor's remedies being cumulative.

17. Interest. Interest on any sums not paid when and as due shall accrue at the rate of 12.0% per annum from the date the same were due.

18. Attorney Fees. Lessor shall be entitled to collect from Lessee all attorney fees and costs Lessor may incur in the enforcement of its rights under this Lease, whether the same are incurred before or during the pendency of any formal legal proceedings or after the entry of judgment.

19. Venue. At Lessor's option, any legal proceeding to interpret or enforce the obligations of Lessee hereunder may be filed and prosecuted in the court sitting in Door County, Wisconsin, which the parties have agreed is the most appropriate and convenient venue for any such proceedings.

20. Assignment and Subleasing. Lessee shall not assign or sublease all or any part of the Premises without the prior, written consent of Lessor, which Lessor may withhold in its sole discretion. No assignment, subleasing or approval thereof shall relieve Lessee of the obligation to pay the rent and perform all other obligations of Lessee under this Lease.

21. Interpretation. This Lease shall not be subject to the rule construing ambiguous contracts against their drafters, both parties having had an opportunity to participate in the negotiation and drafting of this Lease.

22. Amendments. No amendment of this Lease shall be enforceable unless it is in a writing signed by Lessor and Lessee.

23. Notices. Any notice a party desires or is required to give under this Lease shall be deemed delivered when actually received or two business days after deposit in the United States Mail, first class delivery, postage prepaid and addressed as follows:

If to Lessor:
City of Sturgeon Bay
421 Michigan Street
Sturgeon Bay, WI 54235

Attn: Mayor

If to Lessee:

Swans of Sturgeon Bay, LLC

621 Nautical Drive

Sturgeon Bay, WI 54235

Attn: President

The foregoing addresses shall be deemed accurate until notice of a different address is given according to this Section 23.

24. Persons Bound. This Lease shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns; provided, however this paragraph shall not be interpreted to allow any assignment or subletting that is prohibited in this Lease.

25. Entire Agreement/Amendments. This Lease and Exhibit "A" attached hereto, constitute the entire agreement between the parties regarding the subject matter hereof.

26. Counterparts and Signatures. This Lease may be executed in counterparts. Photocopied, facsimile and electronic signatures shall have the same effect as original signatures.

[Signature pages and Exhibit A follow.]

IN WITNESS WHEREOF, the parties have executed this Lease, effective as of July 1, 2019.

LESSOR:
CITY OF STURGEON BAY

By: _____
David J. Ward, Mayor

By: _____
Stephanie Reinhardt, Clerk

STATE OF WISCONSIN :
: S.S.
COUNTY OF DOOR :

Came before me this ____ day of _____, 2019 the above-named, David J. Ward, mayor of the City of Sturgeon Bay, to me known to be such person and the mayor of that city, who executed the foregoing Lease in my presence and acknowledged his signature as the act of that city by its authority.

*

Notary Public
My Commission Expires: _____

STATE OF WISCONSIN :
: S.S.
COUNTY OF DOOR :

Came before me this ____ day of _____, 2019 the above-named, Stephanie Reinhardt, clerk of the City of Sturgeon Bay, to me known to be such person and the clerk of that city, who executed the foregoing Lease in my presence and acknowledged her signature as the act of that city by its authority.

* _____
Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, the parties have executed this Lease, effective as of July 1, 2019.

LESSEE:
SWANS OF STURGEON BAY, LLC

By: _____
Richard Stoll, President

STATE OF WISCONSIN :
: S.S.
COUNTY OF DOOR :

Came before me this ____ day of _____, 2019 the above-named, Richard Stoll, the president of Swans of Sturgeon Bay, LLC, a Wisconsin limited liability company, to me known to be such person and the president of that limited liability company, who executed the foregoing Lease in my presence and acknowledged his signature as the act of that limited liability company by its authority.

* _____
Notary Public
My commission expires: _____

EXHIBIT A
DEPICTION OF PREMISES

GUARANTY OF LEASE

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned, hereby personally guaranties the full and prompt performance of all of the obligations of the Lessee, Swans of Sturgeon Bay, LLC ("Debtor") under the Lease of even date herewith between Debtor and the City of Sturgeon Bay ("Lessor") and all costs of collection of Lessor, including actual attorney fees and costs, incurred by Lessor in enforcing the terms of this Guaranty. This guaranty creates is a continuing obligation.

To the extent not prohibited by law, the undersigned expressly waives notice of the acceptance of this Guaranty, proceedings to collect from Debtor or anyone else, all diligence of collection and presentment, demand, notice and protest and any right to disclosures from Lessor regarding the financial condition of any Debtor or guarantor of the Obligations or the enforceability of the Obligations. The undersigned who is at any time an "insider" of Debtor as defined in the United States Bankruptcy Code irrevocably waives and disclaims all rights to payment and claims for reimbursement or subrogation the undersigned may have against Debtor as a guarantor of the Obligations. No claim, including a claim for contribution or subrogation, which the undersigned who is not an "insider" may have against a co-guarantor of any of the Obligations or against Debtor shall be enforced nor any payment accepted until the Obligations are paid in full and no payments to or collections by Lessor are subject to any right of recovery.

With respect to any of the Obligations, Lessor may from time to time, in accordance with and to the extent permitted under the Obligations, before or after revocation of this Guaranty, without notice to the undersigned and without affecting the liability of the undersigned (a) surrender, release, impair, sell or otherwise dispose of any security or collateral, (b) release or agree not to sue any guarantor or surety, (c) fail to perfect its security interest in or realize upon any security or collateral, (d) fail to realize upon any of the Obligations or to proceed against the Debtor or any guarantor or surety, (e) renew or extend the time of payment, (f) increase or decrease the rate of interest, (g) accept additional security or collateral, (h) determine the allocation and application of payments and credits and accept partial payments, (i) determine what, if anything, may at any time be done with reference to any security or collateral, and (j) settle or compromise the amount due or owing or claimed to be due or owing from any Debtor, guarantor or surety, which settlement or compromise shall not affect the undersigned's liability for the full amount of the Obligations, except as expressly limited by this Guaranty. Except as otherwise stated in this Guaranty, the undersigned expressly consents to and waives notice of all of the above. To the extent not prohibited by law, the undersigned consents that venue for any legal proceeding relating to the collection of this Guaranty shall be, at Lessor's option, Door County, Wisconsin.

This Guaranty benefits Lessor, its successors and assigns, and binds the undersigned, and her respective heirs, personal representatives, successors and assigns. This Guaranty is intended by the undersigned and Lessor as a final expression of this Guaranty and as a complete statement

of its terms, there being no conditions to the full effectiveness of this Guaranty. This Guaranty may not be supplemented or amended except in writing.

The undersigned acknowledges Lessor (a) has not made any representations or warranties with respect to, (b) does not assume any responsibility to the undersigned for, and (c) has no duty to provide information to the undersigned regarding, the enforceability of any of the obligations or the financial condition of the Debtor or guarantor. The undersigned has independently determined the creditworthiness of the Debtor and the enforceability of the obligations of the Debtor under the Lease and, until the obligations guaranteed are paid in full, will independently and without reliance on Lessor continue to make such determinations.

NOTICE TO GUARANTOR

You are being asked to guarantee the past, present and future Obligations of Debtor. If Debtor does not pay, you will have to. You may also have to pay collection costs. Lender can collect the Obligations from you without first trying to collect from Debtor or another guarantor.

Sharon Haberli

For Wisconsin Married Residents Only: Guarantor represents that this obligation is incurred in the interest of her marriage or family.

Sharon Haberli

STATE OF WISCONSIN :
: SS.
COUNTY OF DOOR :

Personally came before me this ___ day of _____, 2019, the above-named Sharon Haberli, to me known to be the person who executed the foregoing instrument and acknowledged the same.

*

Notary Public, State of Wisconsin
My Commission expires:_____

GUARANTY OF LEASE

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned, hereby personally guaranties the full and prompt performance of all of the obligations of the Lessee, Swans of Sturgeon Bay, LLC ("Debtor") under the Lease of even date herewith between Debtor and the City of Sturgeon Bay ("Lessor") and all costs of collection of Lessor, including actual attorney fees and costs, incurred by Lessor in enforcing the terms of this Guaranty. This guaranty creates is a continuing obligation.

To the extent not prohibited by law, the undersigned expressly waives notice of the acceptance of this Guaranty, proceedings to collect from Debtor or anyone else, all diligence of collection and presentment, demand, notice and protest and any right to disclosures from Lessor regarding the financial condition of any Debtor or guarantor of the Obligations or the enforceability of the Obligations. The undersigned who is at any time an "insider" of Debtor as defined in the United States Bankruptcy Code irrevocably waives and disclaims all rights to payment and claims for reimbursement or subrogation the undersigned may have against Debtor as a guarantor of the Obligations. No claim, including a claim for contribution or subrogation, which the undersigned who is not an "insider" may have against a co-guarantor of any of the Obligations or against Debtor shall be enforced nor any payment accepted until the Obligations are paid in full and no payments to or collections by Lessor are subject to any right of recovery.

With respect to any of the Obligations, Lessor may from time to time, in accordance with and to the extent permitted under the Obligations, before or after revocation of this Guaranty, without notice to the undersigned and without affecting the liability of the undersigned (a) surrender, release, impair, sell or otherwise dispose of any security or collateral, (b) release or agree not to sue any guarantor or surety, (c) fail to perfect its security interest in or realize upon any security or collateral, (d) fail to realize upon any of the Obligations or to proceed against the Debtor or any guarantor or surety, (e) renew or extend the time of payment, (f) increase or decrease the rate of interest, (g) accept additional security or collateral, (h) determine the allocation and application of payments and credits and accept partial payments, (i) determine what, if anything, may at any time be done with reference to any security or collateral, and (j) settle or compromise the amount due or owing or claimed to be due or owing from any Debtor, guarantor or surety, which settlement or compromise shall not affect the undersigned's liability for the full amount of the Obligations, except as expressly limited by this Guaranty. Except as otherwise stated in this Guaranty, the undersigned expressly consents to and waives notice of all of the above. To the extent not prohibited by law, the undersigned consents that venue for any legal proceeding relating to the collection of this Guaranty shall be, at Lessor's option, Door County, Wisconsin.

This Guaranty benefits Lessor, its successors and assigns, and binds the undersigned, and his respective heirs, personal representatives, successors and assigns. This Guaranty is intended by the undersigned and Lessor as a final expression of this Guaranty and as a complete statement

of its terms, there being no conditions to the full effectiveness of this Guaranty. This Guaranty may not be supplemented or amended except in writing.

The undersigned acknowledges Lessor (a) has not made any representations or warranties with respect to, (b) does not assume any responsibility to the undersigned for, and (c) has no duty to provide information to the undersigned regarding, the enforceability of any of the obligations or the financial condition of the Debtor or guarantor. The undersigned has independently determined the creditworthiness of the Debtor and the enforceability of the obligations of the Debtor under the Lease and, until the obligations guaranteed are paid in full, will independently and without reliance on Lessor continue to make such determinations.

NOTICE TO GUARANTOR

You are being asked to guarantee the past, present and future Obligations of Debtor. If Debtor does not pay, you will have to. You may also have to pay collection costs. Lender can collect the Obligations from you without first trying to collect from Debtor or another guarantor.

Richard Stoll

For Wisconsin Married Residents Only: Guarantor represents that this obligation is incurred in the interest of his marriage or family.

Richard Stoll

STATE OF WISCONSIN :
: SS.
COUNTY OF DOOR :

Personally came before me this __ day of _____, 2019, the above-named Richard Stoll, to me known to be the person who executed the foregoing instrument and acknowledged the same.

*

Notary Public, State of Wisconsin

My Commission expires: _____

CALIBER LAW S.C.

Business Law | Real Estate | Litigation | Planning

June 21, 2019

Via Email Only

Marty Olejniczak
Josh VanLieshout
City of Sturgeon Bay
421 Michigan Street
Sturgeon Bay, WI 54235
molejniczak@sturgeonbaywi.org
jvanlieshout@sturgeonbaywi.org

Jim Schuessler
Door County Economic Development Corporation
185 E. Walnut Street
Sturgeon Bay, WI 54235
jim@doorcountybusiness.com

Re: Zak Property – 1317 Shiloh Road, Sturgeon Bay

Dear Marty, Josh, and Jim,

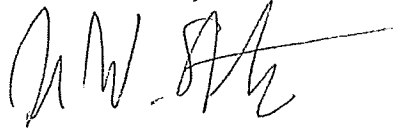
We are in receipt of the comps that you sent over regarding recent purchases of land in the Sturgeon Bay area, and the Zaks do not believe those comps accurately reflect the value of their land at this time. The Zaks are willing to work with Sturgeon Bay on this to see if a fair price for the land can be reached, but they believe their land is worth between \$820,000-\$850,000, and that would be a fair price range for the land and their home. Let us know if Sturgeon Bay is willing to discuss anything near or close to this price range.

As an alternative, the Zaks said that if an agreement on the price cannot be reached, they are willing to put the land up for sale with a commercial broker, but can give Sturgeon Bay a right of First Refusal, giving Sturgeon Bay the right to match any market offer that the Zaks are willing to accept that comes in. That way, if the Zaks are willing to accept a market offer at any point, Sturgeon Bay can match the same terms and become the owner. We would have to work out the details of the Right of First Refusal, but can work with you if the parties cannot reach an agreement at this time regarding price. The Zaks could be paid something like \$5,000 upfront for the granting of the Right of First Refusal to cover their attorney costs, etc. and to serve as consideration for the issuing of the Right of First Refusal, and they would then agree that if Sturgeon Bay ends up exercising the Right of First Refusal and buying the property, Sturgeon Bay would get a credit for that amount towards the purchase price. I believe this would be fair for everyone involved if for some reason the parties are not able to reach an agreement regarding the price of the property at this time, and would reflect what the market is actually willing to pay.

Let me know if Sturgeon Bay would like to make an offer/counter-offer on the land at this time, otherwise let me know if you would like to discuss other alternatives.

Sincerely,

CALIBER LAW, S.C.

A handwritten signature in black ink, appearing to read 'JW Schuster', with a long horizontal flourish extending to the right.

Atty. John W. Schuster
jws@CaliberLaw.com

JWS:ans

cc: Harry and Adeline Zak (via email only)

Location Map - Zak Property



Subject Property
1317 Shiloh Road
~19 acres

0 150 300 600 900 1,200 Feet

Recent land sales in Sturgeon Bay

Here are some sales that potential could be used for comparison to the Zak property. These are large parcel sales:

1. Duquaine Development – 15 acres of vacant land for \$15,000 (\$8,000 per acre) – 2019

This property is on W. Oak St (Sawyer Drive) abutting the north side of Target. It is planned for apartments. IT is still in the Town of Nasewaupee but is being annexed. Sewer and water mains are at the southeast corner of the parcel but need to be extended to serve the development.

2. Gordon – 34.5 acres of vacant land (\$3,800 per acre) – 2019

This parcel is mostly farmland located on Shiloh Road about ½ mile south of Zak parcel. It has no utilities and likely won't have any major development potential for some time.

3. Casey – 17 acres for \$224,900 (includes house) – 2015

This parcel is at 265 E. Leeward Street. It is 1/4-mile south of the Zak property and abuts the south edge of the Sturgeon Bay Industrial Park. Like the Zak property it contains a home. But the parcel has only about 150 feet of road frontage and contains a fair amount of wetlands. If the value of the house is subtracted from the sale price, the land sold for about \$3,650 per acre.

4. Kruck – 65 acres of vacant land for \$135,000 (\$2,075 per acre) – 2017

This is farmland that is located off of Shiloh Road, about ½ mile south of Zak property. It has no road frontage (reached by easement to Shiloh Rd). It has no utilities and likely won't have any major development potential for some time.

There may be other sales outside of the City limits, but these are the ones within the last two years that seemed to have a similarity to the Zak parcel.

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
GENERAL FUND				
LIABILITIES				
04696	DOOR COUNTY TREASURER	ANNUAL ACREAGE PAYMENT	01-000-000-24310	2.12
19610	RICHARD STUEWER	06/19 HEALTH INS REIMB/STUEWER	01-000-000-21530	314.77
R0000985	SULLYS THUMBS UP PRODUCE	06.29.19 FOOD SHARE/SULLYS	01-000-000-21595	61.00
R0000991	SPERBER FARMS	6.29.19 FOOD SHARE/SPERBER	01-000-000-21595	12.00
R0001001	RENARDS CHEESE	6.29.19 FOOD SHARE/RENARDS	01-000-000-21595	28.00
R0001074	RANDALL MANGES	6.29.19 FOOD SHARE/MANGES	01-000-000-21595	19.00
R0001578	CHRISTIE WEBER	MOVING PERMIT REFUND/C WEBER	01-000-000-23167	500.00
R0001579	JON HANSON	MOVING PERMIT REFUND/ J HANSON	01-000-000-23167	500.00
THORP	PAT THORP	06.29.19 FOOD SHARE/PAT PATCH	01-000-000-21595	40.00
TOTAL LIABILITIES				1,476.89
BALLFIELD LIGHTING				
WPPI ENG	WPPI ENERGY	07/19 ATHLETIC FLD LIGHT PROJ	01-000-981-70000	1,365.39
TOTAL BALLFIELD LIGHTING				1,365.39
TOTAL GENERAL FUND				2,842.28
CITY COUNCIL				
USBANK	US BANK	CONFERENCE REG/4 ALDERS	01-105-000-55600	360.00
TOTAL				360.00
TOTAL CITY COUNCIL				360.00
LAW/LEGAL				
16555	PINKERT LAW FIRM, LLP	05/19 TRAFFIC MATTERS	01-110-000-55010	2,677.50
TOTAL				2,677.50
TOTAL LAW/LEGAL				2,677.50
CITY CLERK-TREASURER				
HERMANS	LOGAN HERMANS	SUBPOENA FEE/HERMANS	01-115-000-56350	16.80
HERMANS		MILEAGE	01-115-000-56350	29.00
USBANK	US BANK	MEAL EXPNSE/CLARIZIO	01-115-000-55600	20.85
USBANK		LODGING/CLARIZIO	01-115-000-55600	82.00
USBANK		MEAL EXPNSE/CLARIZIO	01-115-000-55600	8.94
USBANK		MEAL EXPNSE/CLARIZIO	01-115-000-55600	11.48
USBANK		SHUTTLE EXPNSE/CLARIZIO	01-115-000-55600	40.10
USBANK		MEAL EXPNSE/CLARIZIO	01-115-000-55600	7.50
USBANK		MEAL EXPNSE/CLARIZIO	01-115-000-55600	8.16
USBANK		MEAL EXPNSE/CLARIZIO	01-115-000-55600	8.16
USBANK		MEAL EXPNSE/CLARIZIO	01-115-000-55600	9.83
USBANK		MEAL EXPNSE/CLARIZIO	01-115-000-55600	9.03
USBANK		MEAL EXPNSE/CLARIZIO	01-115-000-55600	20.15
USBANK		LODGING/CLARIZIO	01-115-000-55600	1,070.20
TOTAL				1,342.20

INVOICES DUE ON/BEFORE 07/16/2019

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
TOTAL CITY CLERK-TREASURER				1,342.20
ADMINISTRATION				
USBANK	US BANK	DEVELOP TOUR TROLLEY DEPOSIT	01-120-000-56650	225.00
USBANK		FLORAL ARRANGEMENTS	01-120-000-54999	110.78
USBANK		SMART SHEET SUBSCRIPTION	01-120-000-51950	19.00
USBANK		FUEL	01-120-000-55600	26.21
TOTAL				380.99
TOTAL ADMINISTRATION				380.99
COMPUTER				
04696	DOOR COUNTY TREASURER	06/19 INTERNET USAGE	01-125-000-55550	100.00
04696		06/19 TECH SUPPORT	01-125-000-55550	2,500.00
04696		06/19 2G INTERNET	01-125-000-55550	375.00
USBANK	US BANK	DEPT TABLET FLEX 10A	01-125-000-55550	594.11
TOTAL				3,569.11
TOTAL COMPUTER				3,569.11
CITY ASSESSOR				
ASSO APP	ASSOCIATED APPRAISAL	07.16.19 CONTRACT	01-130-000-55010	1,333.33
TOTAL				1,333.33
TOTAL CITY ASSESSOR				1,333.33
CITY HALL				
VIKING	VIKING ELECTRIC SUPPLY, INC	5 LED FLOOD LIGHTS @ 146.63	01-160-000-55300	733.15
WARNER	WARNER-WEXEL WHOLESALE &	PAPER PRODUCTS	01-160-000-51850	60.36
WARNER		CLEANING SUPPLIES	01-160-000-51850	60.61
TOTAL				854.12
TOTAL CITY HALL				854.12
GENERAL EXPENDITURES				
04696	DOOR COUNTY TREASURER	06/19 CITY HALL PHONE SVC	01-199-000-58200	156.17
04696		06/19 FIRE PHONE SVC	01-199-000-58200	32.12
04696		06/19 MUN SVC PHONE SVC	01-199-000-58200	51.13
04696		06/19 POLICE PHONE SVC	01-199-000-58200	65.27
WIPFLI	WIPFLI LLP	FINAL BILLING AUDIT 12/31/18	01-199-000-55150	2,500.00
TOTAL				2,804.69

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
TOTAL GENERAL EXPENDITURES				2,804.69
POLICE DEPARTMENT				
US BANK	US BANK EQUIPMENT FINANCE	RICOH COPIRE 41 OF 48	01-200-000-55650	167.00
US BANK		PROPERTY DAMAGE SURCHARGE	01-200-000-55650	27.02
USBANK	US BANK	MEAL EXPNSE TRNING/PORTER	01-200-000-55600	15.49
USBANK		MEAL EXPNSE TRNING/PORTER	01-200-000-55600	15.25
USBANK		MEAL EXPNSE TRNING/PORTER	01-200-000-55600	14.14
USBANK		MEAL EXPNSE TRNING/PORTER	01-200-000-55600	10.39
USBANK		MEAL EXPNSE TRNING/PORTER	01-200-000-55600	11.59
USBANK		MEAL EXPNSE TRNING/PORTER	01-200-000-55600	10.95
USBANK		BUSINESS CARDS/COYHIS	01-200-000-51600	14.74
USBANK		MEAL EXPNSE ICAC CONF/PORTER	01-200-000-55600	6.01
USBANK		MEAL EXPNSE ICAC CONF/PORTER	01-200-000-55600	26.50
USBANK		MEAL EXPNSE ICAC CONF/PORTER	01-200-000-55600	15.72
USBANK		MEAL EXPNSE ICAC CONF/PORTER	01-200-000-55600	11.87
USBANK		LODGING CONF/PORTER	01-200-000-55600	164.00
USBANK		LODGING FBINA CONF/PORTER	01-200-000-55600	164.00
USBANK		MEAL EXP FBINA CONF/PORTER	01-200-000-55600	15.72
USBANK		LODGING FBINA CONF/PORTER	01-200-000-55600	164.00
USBANK		FORENCIS LAB ITEM	01-200-000-55500	91.73
USBANK		LODGING FBINA CONF/BRINKMAN	01-200-000-55600	164.00
USBANK		CAR CHARGER	01-200-000-55500	12.34
USBANK		USB WALL,CABLE CHRGER,FARADAY	01-200-000-55500	385.71
TOTAL				1,508.17
TOTAL POLICE DEPARTMENT				1,508.17
PATROL BOAT				
PATROL BOAT				
USBANK	US BANK	RING SEALING CONNECTORS	01-205-000-58600	13.18
USBANK		CREDIT RETURN	01-205-000-58600	-13.18
TOTAL PATROL BOAT				0.00
TOTAL PATROL BOAT				0.00
POLICE DEPARTMENT/PATROL				
02005	BAY ELECTRONICS, INC.	RADIO SVC & TWO WAY REPAIR/#20	01-215-000-57550	88.75
02005		SQUAD REPLACEMENT ANTENNA	01-215-000-57550	105.50
13049	MAY'S SPORT CENTER	2 FIRE EXTINGUISHERS	01-215-000-54999	59.90
920DETAI	920DETAILING,LLC	INTERIOR SQUAD DETAILING	01-215-000-58600	90.00
AURORA	AURORA EMPLOYEE ASSISTANT PROG	EMPLOYEE SCREEN/CSO A TLACHAC	01-215-000-57100	25.00
JIM FORD	JIM OLSON FORD-LINCOLN, LLC	SQUAD 10 MAINTENANCE	01-215-000-58600	662.53
JIM FORD		SQUAD 20 MAINTENANCE	01-215-000-58600	28.62
JIM FORD		SQUAD 30 MAINTENANCE	01-215-000-58600	52.50
JIM FORD		SQUAD 40 MAINTENANCE	01-215-000-58600	128.63
JIM FORD		SQUAD 80 MAINTENANCE	01-215-000-58600	41.96
JIM FORD		SQUAD 50 MAINTENANCE	01-215-000-58600	58.00

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INVOICES DUE ON/BEFORE 07/16/2019

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
USBANK	US BANK	MEALS TRAINING/HOUGAARD	01-215-000-55600	12.15
USBANK		MEALS TRAINING/HOUGAARD	01-215-000-55600	13.14
USBANK		MEALS TRAINING/HOUGAARD	01-215-000-55600	24.11
USBANK		MEALS TRAINING/HOUGAARD	01-215-000-55600	8.80
USBANK		MEALS TRAINING/HOUGAARD	01-215-000-55600	20.79
USBANK		FUEL	01-215-000-51650	36.75
USBANK		FUEL	01-215-000-51650	35.90
USBANK		MEALS TRAININB/HOUGAARD	01-215-000-55600	11.00
USBANK		MEALS TRAININB/HOUGAARD	01-215-000-55600	10.32
USBANK		LODGING/HOUGAARD	01-215-000-55600	270.00
USBANK		USA FED AVTION DRONE TRN/HNRY	01-215-000-55600	5.00
USBANK		DIVE EQUIPMENT	01-215-000-54999	54.75
USBANK		MEALS/DIVE TRAINING	01-215-000-55600	168.35
USBANK		FUEL	01-215-000-51650	26.48
USBANK		FUEL	01-215-000-51650	28.44
USBANK		FUEL	01-215-000-51650	63.51
USBANK		LODGING TRNING	01-215-000-55600	94.86
USBANK		LODGING TRNING	01-215-000-55600	94.86
USBANK		LODGING CONF/JOSE & SHEW	01-215-000-55600	174.00
USBANK		FUEL	01-215-000-51650	30.10
USBANK		FUEL	01-215-000-51650	32.30
USBANK		TRAINING MEALS	01-215-000-55600	48.50
USBANK		ICLOUD STORAGE	01-215-000-58250	0.99
USBANK		OUT OF TOWN FUEL	01-215-000-51650	29.60
WEMYSS,	WEMYSS, INC	ERDI- DIVE TECH 3 DAY CLASS	01-215-000-55600	1,125.00
TOTAL				3,761.09
TOTAL POLICE DEPARTMENT/PATROL				3,761.09
POLICE DEPT. / INVESTIGATIONS				
USBANK	US BANK	IPHONE HOLSTER	01-225-000-52900	7.37
USBANK		CLOTHING ALLOW/HENRY	01-225-000-52900	108.00
USBANK		DIVE EQUIPMENT	01-225-000-57950	54.96
USBANK		MEAL EXPNSE/BAUDHUIN CJP CASE	01-225-000-57950	10.59
USBANK		MEAL EXPNSE/BAUDHUIN CJP CASE	01-225-000-57950	24.56
USBANK		MEAL EXPNSE/BAUDHUIN CJP CASE	01-225-000-57950	15.72
USBANK		MEAL EXPNSE/BAUDHUIN CJP CASE	01-225-000-57950	26.19
USBANK		MEAL EXPNSE/BAUDHUIN CJP CASE	01-225-000-57950	15.84
USBANK		MEAL EXPNSE/BAUDHUIN CJP CASE	01-225-000-57950	29.76
USBANK		MEAL EXPNSE/BAUDHUIN CJP CASE	01-225-000-57950	6.36
USBANK		LODGING/BAUDHUIN CJP CASE	01-225-000-57950	95.20
TOTAL				394.55
TOTAL POLICE DEPT. / INVESTIGATIONS				394.55
FIRE DEPARTMENT				
USBANK	US BANK	IPAD COVERS	01-250-000-56250	26.83
USBANK		TRAILER JACK	01-250-000-53000	29.95
USBANK		MONTHLY DATA	01-250-000-58250	317.42
USBANK		AIRLINE TICKET/WIEGAND	01-250-000-55600	349.50

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
USBANK		AIRLINE TICKET/DIETMAN	01-250-000-55600	349.50
USBANK		AIRLINE TICKET/DIETMAN	01-250-000-55600	305.50
USBANK		MEALS	01-250-000-54999	144.80
USBANK		MAINTENANCE RECORD LABELS	01-250-000-54999	25.35
USBANK		STATION CLEANING SUPPLIES	01-250-000-54999	54.68
USBANK		FUEL	01-250-000-51650	41.31
USBANK		FUEL	01-250-000-51650	14.20
USBANK		AIRLINE TICKET/MONTEVIDEO	01-250-000-55600	406.50
USBANK		AIRLINE /DIETMAN	01-250-000-55600	65.50
USBANK		LODGING	01-250-000-55600	123.72
USBANK		MEAL EXPNSE	01-250-000-55600	29.21
USBANK		PARKING	01-250-000-55600	28.00
USBANK		CAR RENTAL	01-250-000-55600	116.84
USBANK		FUEL/CH10	01-250-000-51650	46.74
USBANK		POST MIX	01-250-000-54999	38.10
USBANK		INVERTER/ E4 & E6	01-250-000-53000	790.00
USBANK		SCBA BATTERIES	01-250-000-54999	39.52
TOTAL				3,343.17
TOTAL FIRE DEPARTMENT				3,343.17
ROADWAYS/STREETS				
19860	STURGEON BAY SAND & GRAVEL	QUARRY WASH	01-400-000-52500	251.46
TOTAL				251.46
TOTAL ROADWAYS/STREETS				251.46
STREET MACHINERY				
04545	DOOR COUNTY COOPERATIVE/NAPA	OIL FUEL UV DYE	01-450-000-52150	10.90
04545		OIL FILTER/OIL	01-450-000-52150	57.00
04545		INTERIOR DOOR HANDLES	01-450-000-52150	55.48
04603	HALRON LUBRICANTS INC	275 GAL DEF	01-450-000-53000	436.67
04603		TOTE DEPOSIT	01-450-000-53000	150.00
TOTAL				710.05
TOTAL STREET MACHINERY				710.05
CELEBRATION & ENTERTAINMENT				
SRO	SRO EVENTS, INC	2019 3RD INSTALL HARMONY	01-480-000-58999	8,966.67
TOTAL				8,966.67
TOTAL CELEBRATION & ENTERTAINMENT				8,966.67
HIGHWAYS - GENERAL				

INVOICES DUE ON/BEFORE 07/16/2019

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
07887	WALTER HANISKO	SAFETY CLOTHING REIMB/HANISKO	01-499-000-56800	63.28
TOTAL				63.28
TOTAL HIGHWAYS - GENERAL				63.28
PARK & RECREATION ADMIN				
APPAREL	TEAM APPAREL & SPECIALTIES INC	KICK OFF TO SUMMER TEE SHIRTS	01-500-000-52250	908.25
BIRCH	BIRCH CREEK MUSIC PERFORMANCE	FARM MARKET MUSIC PERFORMANCE	01-500-000-52250	300.00
R0000807	MARK THIEDE	5 MOVIES IN THE PARK	01-500-000-52250	1,625.00
R0000807		SOUND SYSTEM KICK OFF SUMMER	01-500-000-52250	225.00
TOTAL				3,058.25
TOTAL PARK & RECREATION ADMIN				3,058.25
PARKS AND PLAYGROUNDS				
01766	AURORA MEDICAL GROUP	EMPLOY DRUG SCREENS	01-510-000-57100	469.00
13049	MAY'S SPORT CENTER	MOWER PARTS	01-510-000-51900	5.66
19860	STURGEON BAY SAND & GRAVEL	MASON SAND	01-510-000-51750	36.48
19860		MASON SAND	01-510-000-51750	47.76
19860		MASON SAND	01-510-000-51750	36.00
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	NITRILE GLOVE	01-510-000-53000	36.78
O'REILLY		ACCESS PLUG	01-510-000-53000	4.49
PSYCH	PSYCHEMEDICS CORPORATION	EMPLOY DRUG SCREENS	01-510-000-57100	463.50
REETHS	AUSTIN REETHS	SAFETY BOOT REIMB/REETHS	01-510-000-56800	62.50
USBANK	US BANK	INSECT REPELLENT	01-510-000-54999	44.48
USBANK		SUNSCREEN	01-510-000-54999	165.01
USBANK		VOMIT ABSORBENT	01-510-000-54999	12.00
USBANK		GLOVES	01-510-000-54999	51.25
WARNER	WARNER-WEXEL WHOLESALE &	CLEANING SUPPLIES	01-510-000-51850	37.90
TOTAL				1,472.81
TOTAL PARKS AND PLAYGROUNDS				1,472.81
WATER WEED MANAGEMENT				
R0000655	TRANSMOTION, LLC	HYDRO HOSE	01-560-000-51400	254.30
R0000655		PIPE FITTINGS	01-560-000-51400	71.45
R0000655		JIC FITTINGS	01-560-000-51400	173.25
TOTAL				499.00
TOTAL WATER WEED MANAGEMENT				499.00
COMMUNITY & ECONOMIC DEVLPMNT				
USBANK	US BANK	BUSINESS CARDS/C NAULT	01-900-000-52800	24.00
USBANK		BUSINESS CARDS/C ROBINSON	01-900-000-52800	30.00

DATE: 07/03/2019
TIME: 13:40:29
ID: AP443000.CST

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 07/16/2019

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
USBANK		SHIPPING	01-900-000-52800	11.99
USBANK		TAX	01-900-000-52800	3.63
TOTAL				69.62
TOTAL COMMUNITY & ECONOMIC DEVLPMT				69.62
TOTAL GENERAL FUND				40,262.34
CAPITAL FUND				
CURB/GUTTER/SIDEWALK				
EXPENSE				
TALLPINE	TALL PINES ESTATE, LLC	SIDEWALK INSTALL COST SHARE	10-440-000-59102	2,922.25
TOTAL EXPENSE				2,922.25
TOTAL CURB/GUTTER/SIDEWALK				2,922.25
PARKS AND PLAYGROUNDS				
EXPENSE				
USBANK	US BANK	WARNING LIGHT W/BUZZER	10-510-000-59075	25.00
USBANK		SHIPPING	10-510-000-59075	11.98
TOTAL EXPENSE				36.98
TOTAL PARKS AND PLAYGROUNDS				36.98
TOTAL CAPITAL FUND				2,959.23
CABLE TV				
CABLE TV / GENERAL				
CABLE TV / GENERAL				
USBANK	US BANK	ADOBE SOFTWARE RENEW	21-000-000-51100	359.88
TOTAL CABLE TV / GENERAL				359.88
TOTAL CABLE TV / GENERAL				359.88
TOTAL CABLE TV				359.88
TOTAL ALL FUNDS				43,581.45

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CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 07/16/2019

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

SUMMARY OF FUNDS:				
GENERAL FUND			40,262.34	
CAPITAL FUND			2,959.23	
CABLE TV			359.88	

TOTAL --- ALL FUNDS			43,581.45	