

**MEETING: REGULAR MEETING OF THE ECONOMIC
DEVELOPMENT COMMISSION**

DATE & TIME: Tuesday, February 25, 2025 at 5:00 PM

**LOCATION: Germantown Village Hall Board Room
N112 W17001 Mequon Road**

NOTICE: Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to comments@germantownwi.gov by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.

AGENDA

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.)*
- IV. **MEETING MINUTES:**
 - A. January 7, 2025
- V. **NEW BUSINESS:**
 - A. Germantown Business Development Loan Pool Application-BKM Plumbing, LLC
 - B. Germantown Business Development Loan Pool Application-Mahalko Family Chiropractic, LLC
- VI. **ADJOURNMENT:**

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Village Clerk at (262)250-4745 at least 2 days prior to the meeting.

MEETING:	REGULAR MEETING OF THE ECONOMIC DEVELOPMENT COMMISSION
DATE AND TIME:	Tuesday, January 7, 2025 5:30 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

MINUTES

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*

Chairperson Trustee Jolene Pieper called the Economic Development Committee meeting to order at 5:30 PM.

II. **ROLL CALL:**

Present: Chairperson Trustee Jolene Pieper, Trustee Phil Hudson, Member Joletta Kerpan, Committee Member Scott Hefle, Member Kimberly Higginbotham, Member Jim Sedgwick, Member Dani Yegge

Also Present: Village Administrator Steve Kreklow, Support Services Manager Erin Hirn, Deputy Clerk Maddy Laufenberg

III. **APPROVAL OF MINUTES:**

Motion: Approve as presented

Motioned By: Trustee Hudson

Seconded By: Member Yegge

Yes: Chairperson Trustee Pieper, Trustee Hudson, Member Kerpan, Member Hefle, Member Higginbotham, Member Sedgwick, Member Yegge

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 7, No 0, Abstained 0)

A. September 18, 2024

B. October 9, 2024

- IV. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the*

discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.)

Sarah Larson (W159N9737 Butternut Rd) spoke regarding the loan pool and Village Center District.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS:

Motion: Discuss New Business Item B before New Business Item A

Motioned By: Trustee Hudson

Seconded By: Member Sedgwick

Yes: Chairperson Trustee Pieper, Trustee Hudson, Member Kerpan, Member Hefle, Member Higginbotham, Member Sedgwick, Member Yegge

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 7, No 0, Abstained 0)

B. Discussion on Loan Pool Boundary

Motion: Expand current loan pool boundary to include all Germantown businesses in non-residential zoned areas and exclude any home-based businesses

Motioned By: Trustee Hudson

Seconded By: Member Hefle

After discussion, Trustee Hudson withdrew his motion.

Motion: Expand current loan pool boundary to include any businesses which have headquarters in Germantown

Motioned By: Trustee Hudson

Seconded By: None

Motion failed for lack of a second.

Motion: Expand current loan pool boundary to include all of Germantown

Motioned By: Member Yegge

Seconded By: Chairperson Trustee Pieper

Yes: Chairperson Trustee Pieper, Trustee Hudson, Member Kerpan, Member Hefle, Member Higginbotham, Member Sedgwick, Member Yegge

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 7, No 0, Abstained 0)

- A. Germantown Business Development Loan Pool Application-George H. Herro
CPA SC

Motion: Approve as presented

Motioned By: Member Hefle

Seconded By: Trustee Hudson

Yes: Chairperson Trustee Pieper, Trustee Hudson, Member Kerpan, Member Hefle,
Member Higginbotham, Member Sedgwick, Member Yegge

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 7, No 0, Abstained 0)

- C. Presentation and Discussion on Development Projects in the Village Center
District

Village Administrator Kreklow provided information and led discussion on this item, which included a review of the 2050 plan and potential upcoming development projects in the area surrounding the Blackstone Creek Golf Course, Haupt Strasse Park, the old recycling center, and vacant Main Street parcels.

- D. Presentation and Discussion on Community Input Sessions for the Area
Around the Pilgrim & Mequon Intersection

Bailey Copeland of Copeland Companies was available via a Teams call to provide information on this item, including steps that have been taken to engage the community, a look at the area in question, and upcoming steps to continue the conversation.

- E. Presentation and Discussion on the Richfield Intergovernmental Agreement for
Sewer and Water Service

Village Administrator Kreklow provided information and led discussion on this item, which included details about the sewer and water agreement, design and bid documents, and timeline for the business park.

VII. ADJOURNMENT:

Chairperson Trustee Pieper adjourned the Economic Development Commission meeting at 6:33 PM.

GERMANTOWN BUSINESS DEVELOPMENT LOAN POOL APPLICATION

I. APPLICANT INFORMATION

personal: 262-305-1546
Name: Ben Mahalko Telephone: 262-236-5280
Home Address: 16480 Dane Ct. E, Brookfield, WI 53005
Social Security Number: will provide to Bank Five Nine

II. PROPOSED PROJECT

Full Legal Name of Borrower: BKM Plumbing, LLC
Address: N112W15237 Mequon Rd, Ste 200, Germantown, WI
Street City State Zip 53022
Contact Person: Ben Mahalko Phone Number: 262-236-5280
Type of Business: Plumbing
Year Business was established: 2024
Years Under Current Management: 1
Number of employees: Current: 0 Proposed: 2
Business Ownership:

- Sole Proprietorship
- Corporation
- LLC
- General Partnership
- LLP
- S Corporation

Landlord Information: Name: Mahalko Family Chiropractic
Phone Number: 262-255-7515
Lease Expiration: 7/1/2034 Annual Rent: \$6,000

Any relationship between the business and the Landlord?

- Yes
- No

If Yes, Describe: self - sublease

III. LOAN REQUEST

Amount Requested: \$25,000 Term Requested: 3 years - 5 years

For what purposes will this credit be used? purchase of tools, parts,
trailer buildout, hiring employees

How will business repay this credit? Income from plumbing jobs,
pay monthly

Is business subject to either seasonal or cyclical cash flow variations? • Yes ☒ No

If yes, please explain: _____

IV. PURPOSE OF LOAN

Describe the scope of work which the Business Development Loan Pool funds are proposed for, and the anticipated benefits to be realized from the proposed project. (Examples: benefits low income employees, youths, minorities, handicapped, veterans, elderly, local economic benefits, impact on the environment (if any), community benefits, financial impact on local government, etc.)

Please be as specific as possible by presenting a detailed outline of all proposed work, including all renovations, equipment, start-up costs and training costs, etc. If applicable, the design proposal should also accompany the application. Attach additional information if necessary.

We are expanding and need tools, parts
inventory, and hiring part time employees,
planning to eventually hire full time
employees

Please read this:

The information contained in this application is provided to induce the participating partners to extend credit to you. You acknowledge and understand that participating partners are relying on the information provided in this application in deciding whether to extend credit to the applicant. Each of you represents, warrant and certify that the information provided in this application is true, correct and complete. Each of you agree to notify participating partners immediately of any materially adverse change in (1) any of the information contained in this application or (2) you or any proposed guarantor's financial condition. The participating partners are authorized to make all inquiries it deems necessary to verify the accuracy of the information contained in this application. You authorize any person or credit reporting agency to give the participating partners any information it may have about you. Each of you signing below do authorize the participating partners to obtain credit checks on you, including consumer credit checks through credit reporting agencies and direct inquiries of business(es) where you have accounts, where you worked, or other sources; (b) to contact these sources at any time whether before, during or after the term of any agreement between you and participating partners to update information or to assist the participating partners in enforcing any obligations you owe to the program; and (c) to properly report any performance with regard to credit extended to any one who may properly receive such information.

Please sign here:

Corporation or partnership applicant:

Name of entity

X _____
Authorized Signature

Print Name

Title

Individual, Sole Proprietor, and Guarantors:

X Ben R. Miller
Authorized Signature

Ben R. Mahalko 11/21/25
Print Name Date

X _____
Authorized Signature

Print Name Date

X _____
Authorized Signature

Print Name Date

GERMANTOWN BUSINESS DEVELOPMENT LOAN POOL APPLICATION

I. APPLICANT INFORMATION

Name: Ben Mahalko Telephone: 262-255-7515 *personal: 262-305-1546*
Home Address: 16480 Dane Ct. E, Brookfield, WI 53005
Social Security Number: will provide to Bank Five Nine

II. PROPOSED PROJECT

Full Legal Name of Borrower: Mahalko Family Chiropractic, LLC
Address: N112 W15237 Mequon Rd, Ste 200, Germantown WI 53022
Street City State Zip
Contact Person: Ben Mahalko Phone Number: 262-255-7515
Type of Business: Chiropractic Office
Year Business was established: 2004
Years Under Current Management: 20
Number of employees: Current: 2 Proposed: 2
Business Ownership:

- Sole Proprietorship
- Corporation
- LLC
- General Partnership
- LLP
- S Corporation

Landlord Information: Name: Neumann-Green Properties, LLC
Phone Number: 262-255-3707
Lease Expiration: 7/1/2034 Annual Rent: \$30,900

Any relationship between the business and the Landlord?

- Yes
- No

If Yes, Describe: _____

III. LOAN REQUEST

Amount Requested: \$25,000 Term Requested: 3-5 years

For what purposes will this credit be used? purchase computer equipment, website upgrade, pay new staff

How will business repay this credit? income from office revenue, pay monthly

Is business subject to either seasonal or cyclical cash flow variations? • Yes • No

If yes, please explain: _____

IV. PURPOSE OF LOAN

Describe the scope of work which the Business Development Loan Pool funds are proposed for, and the anticipated benefits to be realized from the proposed project. (Examples: benefits low income employees, youths, minorities, handicapped, veterans, elderly, local economic benefits, impact on the environment (if any), community benefits, financial impact on local government, etc.)

Please be as specific as possible by presenting a detailed outline of all proposed work, including all renovations, equipment, start-up costs and training costs, etc. If applicable, the design proposal should also accompany the application. Attach additional information if necessary.

It is time to upgrade and replace computer equipment and servers.

Would like to improve marketing with website upgrade and local advertising

Pay for additional part-time employee.

Please read this:

The information contained in this application is provided to induce the participating partners to extend credit to you. You acknowledge and understand that participating partners are relying on the information provided in this application in deciding whether to extend credit to the applicant. Each of you represents, warrant and certify that the information provided in this application is true, correct and complete. Each of you agree to notify participating partners immediately of any materially adverse change in (1) any of the information contained in this application or (2) you or any proposed guarantor's financial condition. The participating partners are authorized to make all inquiries it deems necessary to verify the accuracy of the information contained in this application. You authorize any person or credit reporting agency to give the participating partners any information it may have about you. Each of you signing below do authorize the participating partners to obtain credit checks on you, including consumer credit checks through credit reporting agencies and direct inquiries of business(es) where you have accounts, where you worked, or other sources; (b) to contact these sources at any time whether before, during or after the term of any agreement between you and participating partners to update information or to assist the participating partners in enforcing any obligations you owe to the program; and (c) to properly report any performance with regard to credit extended to any one who may properly receive such information.

Please sign here:

Corporation or partnership applicant:

Name of entity

X

Authorized Signature

Print Name

Title

Individual, Sole Proprietor, and Guarantors:

X

Ben A. Mahalko
Authorized Signature

Ben A. Mahalko 11/21/25
Print Name Date

X

Authorized Signature

Print Name Date

X

Authorized Signature

Print Name Date