



**City of Waukesha**  
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<b>Committee:</b> Redevelopment Authority	<b>Meeting Date:</b> 7/15/2024
<b>Subject:</b> Central City Storefront Activation Loan Increase Request – Lucky Land, LLC, 344 W. Broadway.	

**Details:**  
In February 2023 the Redevelopment Authority approved a loan in the amount of \$140,000 for work at 322 & 344 W. Broadway Avenue, and 331 Riverfront Street. The original intent of the loan was to assist with water laterals, sprinklers and sewer line work, some of which was associated with an expansion of Tofte’s table. Those expansion plans have been dropped so the applicant/property owner is going to use them for other eligible loan activities to finish the interior and exterior renovations to 344 W. Broadway Avenue to revitalize the space. This includes interior buildout, exterior work, plumbing, electric, and adding some fire protection upgrades, which are eligible for 10% to become a grant after the loan is paid off,

Due to a change in project scope and work being done, the costs will exceed \$140,000 so the applicant is requesting an increase in the amount of \$86,878, which would bring the total loan amount to \$226,978.

This program was funded with American Rescue Act funds, so they need to be committed by the end of 2024 and spent by the end of 2025. Staff supports the increase as it will help make a long-vacant space more attractive to new tenants.

**Options & Alternatives:**  
The Redevelopment Authority can adjust the amount of the loan any aspect of the loan request or deny the request.

**Financial Remarks:**  
The Redevelopment Authority’s Central City Storefront Loan Program has \$327,068.04 in available funds. If this request is approved, there will be \$240,190.04 remaining.

**Executive Recommendation:**  
Staff recommends approval of an increase in the loan to Lucky Land, LLC for the improvements at 344 W. Broadway Avenue by \$86,878, to a total loan amount of \$226,978. The terms would remain the same as those approved in February 2023:

1. The loan shall be amortized over 10 years. The first 5 years of the loan shall be at a 1% annual interest rate and the remaining 5 years the interest shall be 2% on the remaining balance.
2. Any commercial kitchen or fire safety improvements funded with this loan are eligible for a 10% grant after the loan is paid in full, but no sooner than 5 years from the date of loan execution.