Office of the City Manager
1717 East Park Street
P.O. Box 87
Two Rivers, WI 54241

Tel. (920) 793-5532

City of Two Rivers
Application for TIF Developer Grant

Applicant Information:

Legal Name: Meola LLC/ DBA Sepia Chapel

Mailing Address: P.O. Box 236 Two Rivers, WI 54241

Primary Contact Telephone: 920-905-4985 Cell Phone: 920-652-9995

E-mail: josephmeola@sepiachapel.com FAX #: _____

Legal Entity: Individual(s)____ Joint Tenants____ Tenants in Common____

Corporation____ LLC X Partnership____

Other_____

If not a Wisconsin corporation/partnership/LLC, state where organized: _____

Will a new entity be created for ownership? Yes___ No X

Principals of existing or proposed corporation/partnership/LLC and extent of ownership interest.

Name:	Address:	Title:	Interest:

Is any owner, member, stockholder, partner, officer or director of any previously identified entities, or any member of the immediate family of any such person, an employee or elected official of the City of Two Rivers? Yes___ No X If yes, give the name and relationship of the City employee(s) and/or elected official(s):

_____

Property / Project Summary:

Project Name: Linda Loves Cheesecake LLC

Project Location: 1820 Jefferson st Two Rivers WI 54241

Project Site Information

Attach map of site, if one is readily available

Land Area: 550 SF

Current Use: Wedding Venue

Zoning: _____

Is Project Site Owed by Applicant or subject to a purchase agreement between the applicant and the current owner? X Yes _____ No

If No, identify current owner and describe Applicant's interest in the Project Site (Purchase contract, lease with option to purchase, etc.)

Project Description:

Provide a brief description of the Project, including its benefits to the surrounding neighborhood and the community, and a statement as to why the TIF assistance requested is necessary in order for the Project as described to become a reality at this location.

We are going to be rent out our kitchen in the basement to Linda Loves Cheesecake.

The money would go towards upgrading plumbing and electrical.

The benefits to the surrounding community is to keep a small business in Two Rivers

Project Budget / Financial Information:

Sources and Uses of Funds:
Identify the sources of funds used to finance the project. Typical sources include equity, lender financing, mezzanine financing, government financing, other anticipated types of public assistance, and any other types or methods of financing.

Sources of Funds:	**Amount ($)**	**% of total project costs**
Equity		
Developer Equity:	_____	_____%
Other Equity:(_____)	_____	_____%
Total Equity:	_____	_____%
Loans		
Construction Financing:	_____	_____%
Permanent Financing:	_____	_____%
TIF Assistance	$8000	100 %
Other Public Funding	_____	_____%
Total Sources of Funds	$8000	100%

Financing Identified Above:

Source	**Amount ($)**	**Contact Person/Phone**
Equity:_____	_____	_____
Loan 1: _____	_____	_____
Loan 2: _____	_____	_____
Loan 3: _____	_____	_____
Other Public Funding:		
_____	_____	_____

Uses of Funds:	**Amount ($)**
Land Acquisition:	_____
Demolition:	_____
Environmental Remediation:	_____
Site Clearance and Preparation:	_____
Arch./Engineering:	_____
Construction:	$8000
Machinery & Equipment	_____
Other: _____	_____
Total Uses of Funds:	$8000

Applicant Signature:

I hereby affirm that:

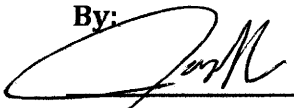
1. **I am authorized to sign this application of the applicant entity.**
2. **The information provided in this application is correct, to the best of my knowledge.**
3. **I understand that the City, by its receipt/acceptance of this completed application, in no way represents that this application will be approved; the actions of one or more public bodies, including the City Council and possibly others, will be required, and such approval is not and cannot be guaranteed.**
4. **I understand that any TIF Developer Grant offered by the City will be subject to a Development Agreement between the Developer and the City of Two Rivers; such agreement is subject to approval by the City Council and such approval cannot be guaranteed.**

Submitted on Behalf of:

Meola LLC

Applicant Entity Name

By:



Signature

Joseph Meola

Printed Name

10/6/2026

Date

Return completed application to:

City of Two Rivers
City Manager's Office
1717 East Park Street
Two Rivers, WI 54241

Questions regarding this application, contact:

Greg Buckley
City Manager
(920) 793-5532
gbuckley@two-rivers.org