

(CITY AND TWO RIVERS MAIN STREET LOGOS)

(DATE)

Melissa Nyssen
Milkweed Ventures, LLC
1415 16th Street
Two Rivers, WI 54241

RE: Façade Grant for 1415 16th Street

Dear Melissa:

This letter states the terms for a façade grant to be awarded to Milkweed Ventures, LLC for certain identified exterior improvements to the building owner by Milkweed Ventures, LLC, at the above location.

The maximum amount of said façade grant is \$20,000, to be paid to Milkweed Ventures, LLC on a reimbursement basis following project completion, with \$5,000 to be provided from Two Rivers Main Street and \$15,000 to be provided from the City of Two Rivers (from TID No. 13).

Conditions for payment of the grant to Milkweed Ventures, LLC are as follows:

1. Project must be completed consistent with the application submitted by Milkweed Ventures, LLC, attached hereto as Exhibit A and the final work product must be approved by the Design Committee of Two Rivers Main Street as complying with the project budget and façade rendering included with that application.
2. Milkweed Ventures, LLC must present project cost documentation consisting of copies of invoices and proof of payment (cancelled checks, credit card statements) totaling at least \$50,000, for façade work items completed under this grant. The maximum façade grant payment is \$20,000 and is not to exceed 40 percent of total documented project costs.

If all façade work has been completed consistent with the application and total documented project costs are less than \$50,000, then Milkweed Ventures, LLC will be paid an amount equal to 40 percent of the documented project costs.

3. Following Milkweed Ventures LLC's compliance with Conditions #1 and #2 above, and upon approval of both the final work product and required financial documentation by the Main Street Design Committee and the City of Two Rivers, payment will be issued for the façade grant described herein (up to \$5,000 from Two Rivers Main Street, up to \$15,000 from the City of Two Rivers).
4. All identified façade work must be completed not later than August 1, 2025 and all required financial documentation must be provided to the City Manager's Office not later than September 2, 2025. Failure to meet these deadlines may result in termination of the grant. In the event of such termination, neither Two Rivers Main Street nor the City of Two Rivers shall be required to make any payment to Milkweed Ventures, LLC.

Should you encounter a situation where you do not expect to be able to meet these deadlines, please contact the City Manager's Office as soon as possible, in advance of the deadline, to request an extension. Any extension will require approval by the Two Rivers City Council and Two Rivers Main Street Board. Such approval cannot be guaranteed.

5. Two Rivers Main Street and the City of Two Rivers will have 15 calendar days following receipt of the financial documentation as identified in Condition #2 above to make a determination regarding satisfactory project completion and the adequacy of the financial documentation provided by Milkweed Ventures, LLC. If additional façade work or financial documentation is required, either Two Rivers Main Street or the City of Two Rivers shall so inform Milkweed Ventures, LLC in writing, and Milkweed Ventures, LLC shall be given at least 15 calendar days to complete the work and/or provide the requested financial documentation.
6. Payment of the façade grant amounts to Milkweed Ventures, LLC by Two Rivers Main Street and the City of Two Rivers will be made within 10 calendar days following final approval of the façade work and approval of the required financial documentation.

Please indicate your understanding and acceptance of the terms of this letter by signing and dating below.

We look forward to the completion of this façade project and thank you for your significant investment in downtown Two Rivers.

Sincerely,

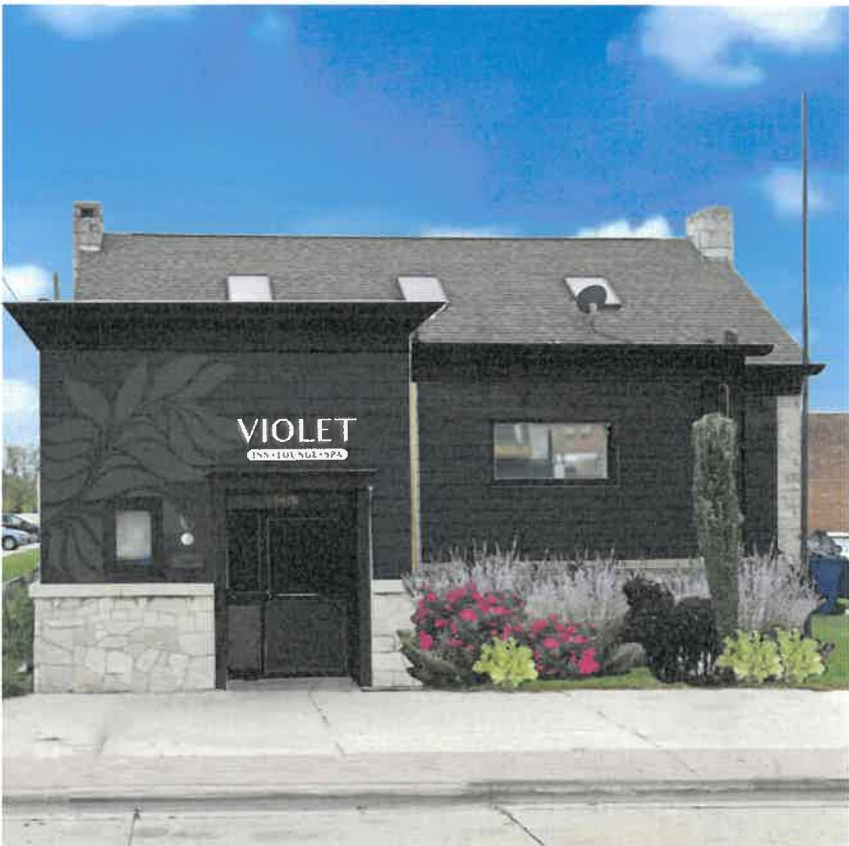
Gregory E. Buckley
City Manager

Jason Ring
Two Rivers Main Street
Executive Director

By signing below, Milkweed Ventures, LLC affirms its understanding and agrees to the terms of this façade grant award:

Milkweed Ventures, LLC
Melissa Nyssen, Member

Date





TWO RIVERS
WISCONSIN

Facade Improvement Program (FIP) Application

Applicant Name: MELISSA NYSSÉN Business Name: VIOLET INN

Business Address: 1415 16th STREET

Phone: 920-653-4711 E-Mail: MELISSA@VIOLETINN.COM

Property Owner (if different than above): _____ Phone: _____

Names of all owners on title of property: (all owners must sign application)
AMANDA HANLEY

Proposed project start date: SPRING 25 Proposed project completion date: SPRING 25

Description of project:
REPAIR & EXTENSION + PAINT
ADD SIGNAGE
LANDSCAPING - FRONT ONLY, DOES NOT INCLUDE PLANTS
MURAL

Project Budget. List individual project elements (Awning, painting of trim, etc.)

Item	<u>HAMANN-EXT FACADE WORK</u>	Cost	<u>43,905</u>
Item	<u>SCHULER SIGN</u>	Cost	<u>10,750</u>
Item	<u>DDW KRUMHOLZ / ERIN LA BONTE</u>	Cost	<u>2,500</u>
Item	<u>FINCK LANDSCAPING</u>	Cost	<u>2,743</u>
Item	_____	Cost	_____
Item	_____	Cost	_____
Item	_____	Cost	_____
Item	_____	Cost	_____

Total Cost: 59,898

The undersigned applicant affirms that information provided within this application form is true and complete to the best of the applicant's knowledge. The applicant further affirms an understanding of the sign & facade grant program and agrees to abide by its terms and conditions as outlined in the application packet.

Signature: Melissa Nyssen Date: 1-30-25

HAMANN

CONSTRUCTION COMPANY

The Trusted Professionals Since 1933

4613 CUSTER STREET, MANITOWOC, WI 54220
 PO BOX 245, MANITOWOC, WI 54221-0245
 PHONE (920) 682-8282
 FAX (920) 683-3459
 www.hamann.com

5/29/24

Violet Inn, Lounge & Spa
 1415 16th Street
 Two Rivers, WI 54241

Melissa,

We propose to perform the following exterior facade work at Violet Inn.

- Remove and replace woodwork that is damaged at front of building. \$4,960.00
- Remove and replace (2) double hung and (2) picture windows. Window frames to be black outside, white inside. \$7,690.00
- Power wash and scrape the soffit, fascia, siding, trim, gutters and downspouts Prime as required and apply two (2) coats of paint. \$6,480.00
- Brick/Stone tuckpoint & repair \$24,775.00
 - Includes cleaning and using recycled brick from building next door.
 - East Side
 - Tuckpoint and match stone chimney
 - Replace +- 100 spalled brick
 - West Side
 - Tuckpoint and repair stone chimney
 - Replace 20-25 spalled brick
 - South Side (Back)
 - Repair/Replace +-25 spalled brick
 - North Side (Front)
 - Patch sill for paint

For the sum of:

\$43,905.00

Respectfully Submitted,



Nick Lohr



VIOLET INN

TWO RIVERS, WI

INVOICE: PROPOSAL

DATE: 11.03.24

STORE: EXTERIOR SIGNAGE

AUTHORIZATION: Melissa

ITEM	DESCRIPTION	QUANTITY	UNIT	TOTAL
LOGO SIGN ENTRANCE	<p>All letters to be dimensional halo lit letters w/ "Violet" at 12"ht All other letters at 3" ht. "Inn, Lounge, Spa Letters are brushed aluminum face and returns to be 1.5" deep. Pin mounted to face of building.</p> <p>All L.E.D lighting included. *Final electrical hook up responsibility of client*</p> <p>*Any extraordinary issues w/ face of building also responsibility of client*</p>			
ARM SIGN	30" x 30" and 30"w X 12" ht all double sided digitally printed On Max Metal 1.4" thick substrate also included			
INSTALLATION	Includes all site surveys, design, fabrication, drive time, materials, Equipment and labor to install above signage.			
ALL local sign permits are responsibility of client				
			SUBTOTAL	\$ 10,750.00
			5% Sales Tax	\$
			TOTAL DUE	\$

WE APPRECIATE OUR PARTNERSHIP!!
THANK YOU!!

TERRY J. SCHULER SCHULER SIGN PRODUCTS, LLC
12024 POINT CREEK RD.
NEWTON, WI 53063
Cell: 920-323-3924
EMAIL: sienbov@tds.net
FB: schuler signs & install



⌘

CONTRACT

This contract is made and entered into this _____ day of _____, 2024, by and between Don Krumpas and Erin La Bonte, located at 321 Steele Street, Algoma, WI 54201 (hereinafter "Artists"), and Violet Inn (hereinafter "VI"), located at 1415 16th St, Two Rivers, WI 54241.

WHEREAS, Artists intend to furnish labor required to complete the following work:

- Design, and paint mural on the surface below.





NOW, THEREFORE, in consideration of the mutual covenants and representations of the parties hereinafter set forth, the undersigned parties hereby agree as follows:

- Scope of Work. The Artists agree to design and paint the mural in accordance with the terms of this contract.

Contract Price and Payment Schedule. VI agrees to pay the Artists the sum of \$1000 upon the signing of this contract, and \$1500 upon completion of the project for a total of \$2500.

- ❖ Upon signing of this contract the Artists will begin a design based off of the following inspirations: botanicals and inspiration from the brand guideline.
- ❖ Artists will complete and share 2 design concepts with VI by Jan. 20, 2025.
- ❖ VI will share feedback for artistic revisions by Feb. 3, 2025.
- ❖ Artists will complete any revisions and return the image to VI by Feb. 24, 2025.
- ❖ VI will have the wall cleaned, prepped and primed prior to the Artists painting in the beginning of May 2025.
- ❖ Yonder will start painting upon the approval of this design and in the first appropriate weather of May 2025
- ❖ Yonder will have the mural completed by June. 15, 2025 or sooner.
- ❖
- Other costs. Paint will be provided by the artists.
-
- Insurance. Artists are covered by their personal insurance.

- Default. In the event of default or breach in the performance of any of the obligations, covenants, representations or duties under the terms of this Contract by either party, the non-defaulting party shall forward written notice to the defaulting party outlining such default. The defaulting party shall cure such default within 30 days of receiving written notice from non-defaulting party, except that the cure period may be extended to a reasonable time to cure any default that cannot reasonably be cured with the 30 day period, provided that the defaulting party has commenced to cure within the 30 day period and diligently pursues a



Violet Inn

VIOLET INN
1415 16TH ST.
TWO RIVERS, WI 54241

Violet Inn | 1415 16th St. | CONSTRUCTION DIVISION
1415 16th St. Two Rivers, WI 54241

Est ID: EST5128683
Date: Jan-31-2025

Email: melissa@violetinn.com
Phone: (630) 728-5332

Finck Lawn and Landscape thanks you for your business.

We look forward to

"Crafting Your Dreams Into Reality..."

Landscape Bed Installation **\$2,600.00**

Scope of Work:

- excavate and remove existing turf
- create approximately a 2' berm as shown in the diagram
- plant the serviceberry and shrubs as shown in the diagram
- spread natural mulch approximately 2' along the front of the building approximately 3" deep
- lay sod along the front portion of the landscape bed
- roll sod to aid in placement

	Subtotal	\$2,600.00
	Taxes	\$143.00
	Estimate Total	\$2,743.00

Contract Payment Summary

PO #	Contract #
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Finck Lawn and Landscape
2815 South 15th Street
Manitowoc, Wisconsin
54220

P.(920) 412-3524

www.fincklawnandlandscape.com
info@fincklawnandlandscape.com