

313 E main St Watertown WI 53094

Redevelopment Authority of the City of Watertown

Beltz Foundation Downtown Watertown Business Grant Application

Applicant Information

Application Date: 8/18/2023

Business Name: GAK Industries LLC

Type of Business/Industry: Rental business

Contact Name: Gavin Hein

Role at Business: Owner of building

Contact Phone: (920) 788-4807 Contact Email: Hengawin@gmail.com

Business Mailing Address: N7855 French Rd Johnson Creek WI, 53038

Total Amount Requested: \$ 4,250 Total Project Cost: \$ 6,500

Brief Description of what funds will be used for (please see Program Guidelines for eligible expenses):

Brick repair to the building fixing brick joints that have been falling apart and weathered, rock pointing joints, repairing ladder that accesses the roof, fixing old chimney that was left open by previous owners and is letting water enter the building, sealing a crack that runs along the building

Anticipated Timeline (estimated start and end dates): End of August start project takes around 1 week

Business Information

How long has your business been established? 1 year

Please describe your business, including products and services offered and a brief history of operations.

I own the building I have 2 apartments above that I rent out and one commercial space below that I rent out to (shops on main)

Additional Materials

The following materials must be included with your application:

- ✓ A copy of your lease agreement or proof of purchase of property
- ✓ Project Expenses Worksheet
- ✓ Two (2) years of Income Statement projections
- ✓ Last three (3) years of business income statements and most recent balance sheet
- ✓ Renderings, mock-ups, or architectural plans for new location
- ✓ Business plan (if opening/expanding business)

Applicant Agreement & Signature

I have read the program requirements and reviewed them with the Executive Director of the Watertown Redevelopment Authority, and I understand that my participation in the Beltz Foundation Downtown Watertown Business Grant Program is contingent upon my full compliance with all requirements. I understand that all grant funds must be used to cover eligible expenses as outlined in the program documents and will be reimbursed after submission of receipts. My application includes all the materials listed above.

Applicant Signature _____ Date _____

Landlord Signature (if lease) *Ami Mi* Date 8/18/2025

Business Plan:

Once completed My building will be waterproof meaning all joints and holes/cracks will be sealed. Also when these holes get fixed it will benefit the neighboring building because the chimney hole and the crack that is between both buildings will be sealed blocking any water from getting in and causing damage. My goal is to keep fixing up the building to make it look as great as the rest of the downtown buildings

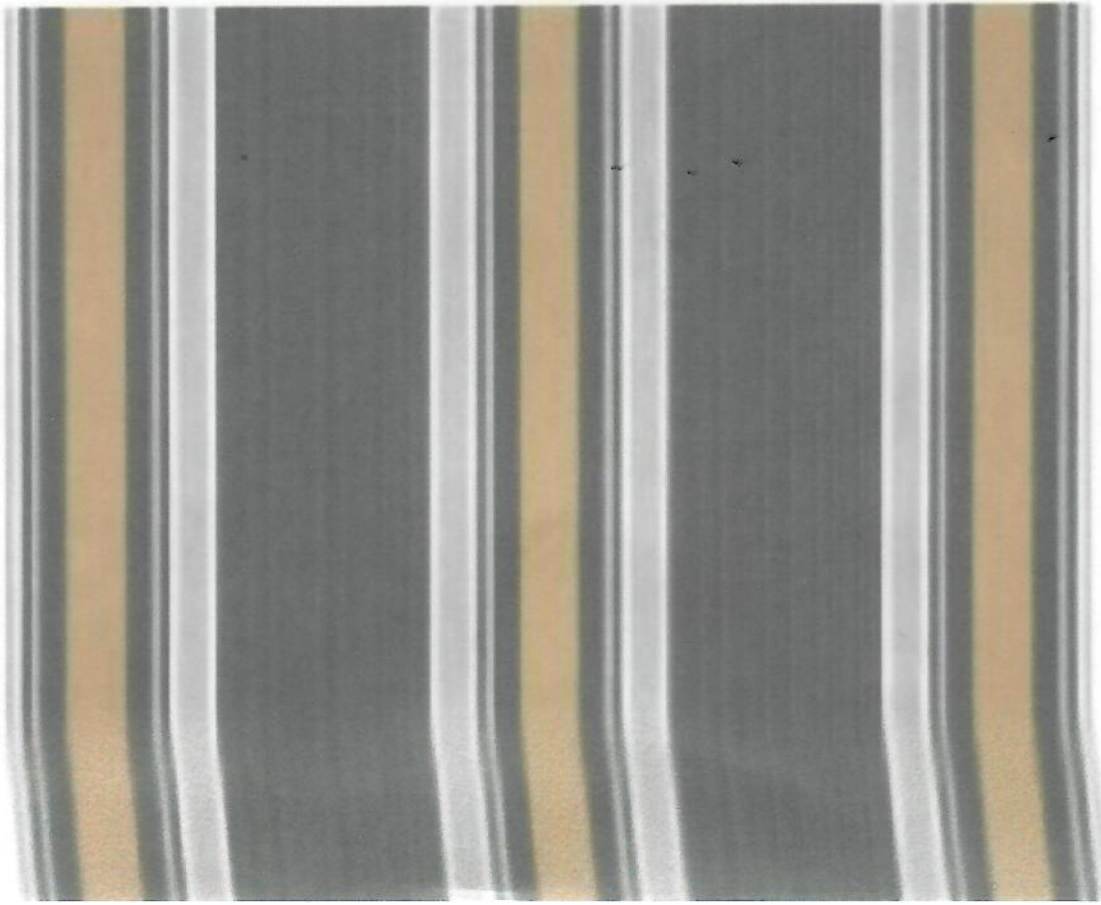
income statement projections

2024	2025	2026 projections
1 apartment 700 a month	1 apartment 920 a month	1 apartment 1000 a month
2 apartment 825 a month	2 apartment 1051 a month	2 apartment 1200 a month
1 year total <u>18,300</u>	Commercial 1145 a month	Commercial 1300 a month
No Commercial renter	1 year total <u>37,392</u>	1 year total <u>42,000</u>



313 E. MAIN / SIPS ON MAIN
AUGUST 18, 2025

WATERTOWN, WI
JOE LAWNICZAK



Proposal



Not the biggest,
just the best!

H.T. CONSTRUCTION

Brian Toomey 920-285-0700

Mike Hoffman 920-390-0058

FREE ESTIMATES

PROPOSAL SUBMITTED TO: GAVIN HEIN	JOB NAME	JOB #
ADDRESS 313 E MAIN ST	JOB LOCATION	
WATERTOWN, WIS 53094	DATE	DATE OF PLANS
PHONE #	FAX #	ARCHITECT

We hereby submit specifications and estimates for:

TO GRIND OUT ALL BAD AREA'S
& REPLACE WITH NEW MORTAR ON
THE FRONT & BACK OF THE BUILDING

ALSO TO SECURE ROOF LADDER & TO
SET CHIMNEY CAP ON ROOF.

PRICE TO INCLUDE ALL LABOR, MATERIALS, &
ALL PERMITTING.

Project proposed by square foot

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ **8500 00** Dollars

with payments to be made as follows:

**1/2 DOWN ON SIGNATURE OF CONTRACT BALANCE DUE
UPON COMPLETION OF JOB.**

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully
submitted

Brian Toomey

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____