

**AGENDA PACKET FOR CITY OF MARINETTE COMMON COUNCIL SPECIAL
MEETING AT MARINETTE CITY HALL COMMON COUNCIL CHAMBERS, 1905
HALL AVENUE FOR WEDNESDAY JULY 20TH, 2022.**

4:30 PM CITY OF MARINETTE SPECIAL COMMON COUNCIL MEETING AGENDA.

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. CITIZEN COMMENTS (Limited to five (5) minutes per person per Municipal code on agenda items only)**

OLD BUSINESS

- 5. CONSIDERATION AND POSSIBLE ACTION REGARDING SALE OF VACANT CITY LOT (1313 ARMSTRONG STREET) TO BRYCK & SONS BUILDERS (see attached).**
- 6. CONSIDERATION AND POSIBLE ACTION REGARDING FLEET FARM OFFER TO PURCHASE (HAND OUT AT MEETING).**
- 7. ADJOURNMENT.**

Steve Genisot, Mayor

Note: Requests from individuals with disabilities who need special accommodations to participate in this meeting or hearing should be made to the City Clerk's office at 1-715-732-5140 with as much advance notice as possible.

Proposal for Vacant Residential Lot Development

By

Bryck and Sons Builders LLC

July 6,2022

Letter of Intent

Date: June 29, 2022

To: Mayor Steve Genisot

From: Bryan A Polzin

We propose to develop the vacant city lot at 1313 Armstrong Street in Marinette with an approximately 872 s.f., 2-bedroom, 1-bath, single stall garage, single-story residential home.

The foundation will be a poured monolithic slab on a grade beam with rebar with 4" concrete cap over 2" of rigid insulation and 6 mil poly.

The home will be stick-built with 2x6 wall studs, manufactured wood trusses, OSB sheathing, vinyl windows, steel exterior doors, fiberglass insulation walls & ceilings, house wrap, vinyl siding, aluminum soffit and gutter, aluminum garage door and asphalt shingles.

The interior will be textured drywall, painted wood interior doors and trim, LVT flooring, painted kitchen cabinets and sink, vanity, laminate countertops and a tub/shower combination.

The home will be equipped with a high efficiency natural gas furnace and water heater.

The appliance package will include refrigerator, electric range, dishwasher, microwave, clothes washer and dryer.

This proposal is valid for 90 days from submittal.

Sincerely,

Bryan A Polzin

A handwritten signature in black ink, appearing to be 'BP' with a long horizontal line extending to the right.

Owner

Bryck and Sons Builders LLC

W1445 Madsen Road

Marinette, WI 54143

(715) 938-0298

B. Experience Developing Residential Housing

We have built 6 new residential homes and remodeled many others. The most recent example is the total rebuild of 2850 Minnesota Street in the City of Marinette (picture included). This home was an example of an in-fill home development in an old neighborhood where surrounding homes were built in the late 1950's or early 1960's. It had stood vacant for several years and was a blight to the neighborhood. The home sold immediately upon completion.

This proposed home will be similar in style and finish to 2850 Minnesota Street. This style blends in with the existing neighborhood. The color of the vinyl siding will be consistent with the existing homes nearby. The home will be energy efficient and meet all local building codes.

The home construction will be led by the me and apprentice labor for general construction. We will contract with local subcontractors for concrete, electrical, plumbing and heating and other services as required to complete the project within the allotted time.

I was born and raised in Marinette, attended Marinette Public Schools, and graduated with a BS from UW-Milwaukee. I am married with 4 children, all boys, that range in age from 9 months to 14 years. I built my own home in 2012 in the Town of Peshtigo. I have rehabilitated several rental properties that I still own and manage.

I have the experience to deliver the proposed project.

C. Experience Developing Housing in Other Communities

We built a residential home at N9285 Baker Lane in the Town of Stephenson as a vacation home. It was sold in approximately 2015.

D. Experience Selling/Marketing New Residential Housing

We have used local Realtors on some past projects. We have also sold direct to buyers. The market conditions at the time of completion will determine which approach is used on this project

E. Financial Resources

We will use personal financial resources to build the home. See attached letter from Stephenson National Bank.

F. Floor Plan & Timeline

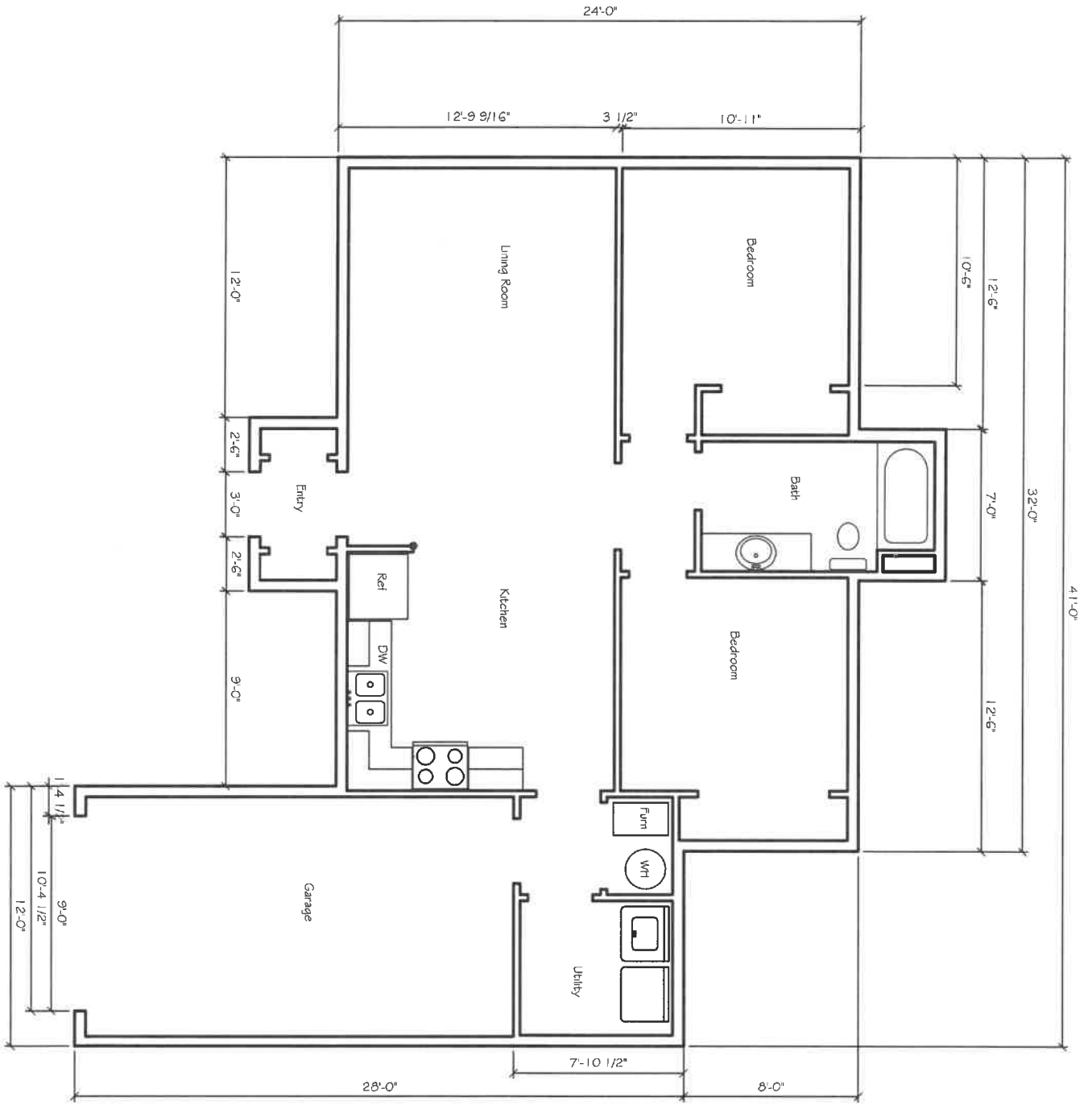
Floor Plan - See attached

Timeline

- Proposal Approval Date
- 1 month – Site Preparation
- 2 month – Foundation and stub in plumbing
- 3 month – Frame Exterior Walls
- 4 month – Roof
- 5 month – Build Interior Walls & Install Windows
- 6 month – Rough in Plumbing and Electrical
- 7 month – Insulate
- 8 month – Drywall
- 9 month – Paint
- 10 month – Install Flooring
- 11 month – Install Cabinets
- 12 month – Install Trim & Doors
- 13 month – Install Soffit
- 14 month – Install Siding
- 15 month – Landscaping
- 16 month - Occupancy

G: References

Tim J. Stauss, Vice President: Business Banking, Stephenson National Bank, Marinette, WI ,(715) 735-2327



Scale = 1/4" per 1'
 Approximately 872 s.f.





THE
STEPHENSON
National Bank & Trust

Financial Solutions from Advisors You Trust

July 7, 2022

To whom it may concern:

This letter is to confirm our current customer banking relationship with Bryck and Sons Builders LLC, located in Marinette, WI.

The Stephenson National Bank & Trust considers Bryck and Sons Builders a highly valued and respected commercial customer. The same can be said about the outstanding working relationship we have had with the owner, Bryan Polzin. We have had a banking relationship with Bryan for the past 17 years. Our bank gives them a very solid credit rating and we are continually performing financial analysis on them throughout each year.

The deposit accounts have maintained strong, healthy average balances and their payment history on any commercial loans has been prompt and outstanding throughout the many years we have had a banking relationship. They currently have access to a 6-figure line of credit and it is used responsibly and is fully rested on and off throughout the year as the cash flow cycle warrants.

Bryck and Sons Builders, LLC has successfully adhered to all the required conditions of our current agreement and are considered in great standing with the Stephenson National Bank & Trust. Bryan possesses exceptionally strong management and team building skills, they have put into place cost controls and cash management strategies and have demonstrated an outstanding level of responsiveness to the requests made by our bank. It is our intent to continue to grow our relationship with them and to expand our future relationship with them as their needs arise.

Please feel free to contact me at 715-735-2327 (my direct office number) or via e-mail at tim.stauss@snbt.com if you have any questions or if I can be of further assistance.

Sincerely,

Tim J. Stauss

Vice President: Business Banking

www.snbt.com • bank@snbt.com • 715-732-1732 • 800-924-1732

1820 Hall Avenue, Marinette, WI 54143 • 1111 Tenth Street, Menominee, MI 49858 • 101 Bralick Way, Oconto, WI 54153
290 Main Street, Wausaukee, WI 54177 • 606 Henriette Avenue, Crivitz, WI 54114 • N18630 Hwy 141, Pembine, WI 54156
Marquette Trust & Investment Services 115 S. Lakeshore Blvd Ste D, Marquette, MI 49855 | 906-273-1501
Green Bay Commercial Loan Services Office 2301 Holmgren Way Ste 2, Green Bay, WI 54304 | 920-770-4037