

Legal Memorandum

To: Common Council, Mayor Timothy Kabat

Cc: Stephen F. Matty – City Attorney

From: Brenda Buddenhagen – Paralegal

Date: May 12, 2016

Re: Legistar 16-0467: Resolution approving a loan request from TID # 16 with the Fenigor Group, LLC for the renovation of the Historic Rubber Mills Building at 1501 St. Andrew Street..

The Common Council Agenda for May 12, 2016 includes an item for introduction requesting a loan with Fenigor Group, LLC for the renovation of the Historic Rubber Mills Building.

Please be advised that the Fenigor Group, LLC, as well as two other entities which are owned and operated by the same party, is currently delinquent on payment of their personal property taxes for 2015. Attached are copies of the original tax bills mailed the second week of December, 2015. Collection for both of these accounts were turned over the Legal Department. Letters were mailed in February, but balances remain on all three accounts. The total amount due at this time is \$18,382.68. This amount includes statutory interest and penalty charges which will increase the first of each month until paid in full. Attached are copies of the printouts from the account program showing the balance for each account.

Pursuant to Municipal Code Section 2-292 : *“No permits, licenses, leases or other franchises shall be granted by the City or by any City officer, board, department, or employee, to any person who owes the City any money or debt....”*

STATE OF WISCONSIN
 CITY OF LA CROSSE
 LA CROSSE COUNTY



PERSONAL PROPERTY TAX BILL FOR 2015

BILL NO. 16901

TAX ACCOUNT NUMBER: 17-60207-42
 JURISDICTION CODE: 5863

IMPORTANT: Correspondence should refer to tax account number. See enclosed form for important information. Be sure this description covers your property. This description is for tax bill only and may not be a legal description.

c8**s3609*****AUTO**SCH 5-DIGIT 54603
 FENIGOR GROUP LLC
 1501 SAINT ANDREW ST STE C101
 LA CROSSE, WI 54603-2874

1501 ST ANDREW ST



*****Our office will be closed on December 24, 25, 31, 2015 and January 1, 2016*****

Assessed Value Land 0	Ass'd Value Improvements 18,600	Total Assessed Value 18,600	Ave. Assmt. Ratio 0.9372	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029127370
Est. Fair Mkt. Land 0	Est. Fair Mkt. Improvements 19,850	Total Est. Fair Mkt. 19,850	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 38.78

Taxing Jurisdiction	2014		2015		2015 Net Tax
	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	2014 Net Tax	2014 vs 2015 % Tax Change	
State of Wisconsin			3.51	-4.0	3.37
La Crosse County	2,030,258	2,036,946	76.05	-4.2	72.85
Local Municipality	13,327,456	13,121,875	242.32	-6.1	227.61
La Crosse School	28,810,384	28,611,521	220.14	-6.1	206.64
WTC	1,086,288	3,745,307	32.91	-4.9	31.30
Total			574.93	-5.8	541.77
		First Dollar Credit	0.00	0.0	0.00
		Lottery & Gaming Credit	0.00	0.0	0.00
		Net Property Tax	574.93	-5.8	541.77

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Make Check Payable to:
LA CROSSE
CITY TREASURER
 CITY OF LA CROSSE
 400 LA CROSSE ST
 LA CROSSE, WI 54601

OTHER:

Total of Net Tax & Other 541.77

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 16901

TAX ACCOUNT NUMBER 17-60207-42

Use Name & Address Below for Return to Taxpayer.

FENIGOR GROUP LLC
 1501 SAINT ANDREW ST STE C101
 LA CROSSE, WI 54603-2874

TOTAL DUE FOR FULL PAYMENT
PAY BY JANUARY 31, 2016 541.77
Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

PAY TO CITY TREAS. THE MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
1/31/2016	541.77

Please enclose a copy of bill with your payment. The validated copy will be returned to you.

Bill Information

Year 2015 Category PP-R Number 16901

Notes/Alerts
 JAN 1 Owner: FENIGOR GROUP LLC

[Special Conditions/Notes](#)
[View prior unpaid bills](#)

Customer Information

Customer ID 182572 [View Bills](#)
 FENIGOR GROUP LLC
 1501 ST ANDREW ST STE C101
 LA CROSSE, WI 54603-2833

Property Information

Parcel ID 017060207042 [View Bills](#)
 Prop ID 1760207042 [View Bills](#)
 Prop Loc 1501 ST ANDREW ST

Effective Date
 Due 05/11/2016

[Installments](#) [Charges](#) [History](#) [Events](#) [Audits](#)

Installment	Due Date	Billed	Abt/Adj	Pmt/Crd	Unpaid	Interest Paid	Interest Due	Total Due
1	01/31/2016	541.77		0.00	518.77	23.00	31.13	24.38
Total		541.77		0.00	518.77	23.00	31.13	24.38

Wisconsin Department of Financial Institutions

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Corporate Records

Result of lookup for T065215 (at 5/11/2016 3:20 PM)

THE FENIGOR GROUP LLC

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)

Vital Statistics

Entity ID	T065215
Registered Effective Date	02/10/2015
Period of Existence	PER
Status	Registered Request a Certificate of Status
Status Date	02/10/2015
Entity Type	Foreign LLC
Annual Report Requirements	Foreign Limited Liability Companies are required to file an Annual Report under s. 183.0120, WI Statutes.
Foreign Organization Date	04/11/2003
Paid Capital Represented	
Foreign State	FL

Addresses

Registered Agent Office	CARMEN M HASS W5229 BOMA RD LA CROSSE , WI 54603 File a Registered Agent/Office Update Form
Principal Office	1501 ST ANDREW ST STE C101 LA CROSSE , WI 54603

Historical Information

Annual Reports	None
Certificates of Newly-elected Officers/Directors	None

Old Names

None

Chronology

Effective Date	Transaction	Filed Date	Description
02/10/2015	Registered	02/11/2015	

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STATE OF WISCONSIN
 CITY OF LA CROSSE
 LA CROSSE COUNTY



PERSONAL PROPERTY TAX BILL FOR 2015

BILL NO. 17082

TAX ACCOUNT NUMBER: 17-60209-265
 JURISDICTION CODE: 5863

IMPORTANT: Correspondence should refer to tax account number. See enclosed form for important information. Be sure this description covers your property. This description is for tax bill only and may not be a legal description.

c8**s3651*****AUTO**SCH 5-DIGIT 54603
 BOOT HILL PUB LLC
 1501 SAINT ANDREW ST
 LA CROSSE, WI 54603-2873

1501 ST ANDREW ST



*****Our office will be closed on December 24, 25, 31, 2015 and January 1, 2016*****

Assessed Value Land 0	Ass'd Value Improvements 46,500	Total Assessed Value 46,500	Ave. Assmt. Ratio 0.9372	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029127370
Est. Fair Mkt. Land 0	Est. Fair Mkt. Improvements 49,620	Total Est. Fair Mkt. 49,620	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 96.96

Taxing Jurisdiction	2014		2015		2015 Net Tax
	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	2014 Net Tax	2014 vs 2015 % Tax Change	
State of Wisconsin			6.92	21.7	8.42
La Crosse County	2,030,258	2,036,946	150.19	21.3	182.13
Local Municipality	13,327,456	13,121,875	478.53	18.9	569.02
La Crosse School	28,810,384	28,611,521	434.72	18.8	516.60
WTC	1,086,288	3,745,307	64.98	20.4	78.26
Total			1135.34	19.3	1354.43
		First Dollar Credit	0.00	0.0	0.00
		Lottery & Gaming Credit	0.00	0.0	0.00
		Net Property Tax	1135.34	19.3	1354.43

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Make Check Payable to:
LA CROSSE
CITY TREASURER
 CITY OF LA CROSSE
 400 LA CROSSE ST
 LA CROSSE, WI 54601

OTHER:

Total of Net Tax & Other

1354.43

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 17082

TAX ACCOUNT NUMBER 17-60209-265

Use Name & Address Below for Return to Taxpayer.

BOOT HILL PUB LLC
 1501 SAINT ANDREW ST
 LA CROSSE, WI 54603-2873

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2016

1354.43

Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

PAY TO CITY TREAS. THE MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
1/31/2016	1354.43

Please enclose a copy of bill with your payment. The validated copy will be returned to you.

Bill Information

Year 2015 Category PP-R Number 17082

Notes/Alerts
JAN 1 Owner: BOOT HILL PUB LLC

[Special Conditions/Notes](#)

[View prior unpaid bills](#)

Effective Date
Due 05/11/2016

Customer Information

Customer ID 162700 [View Bills](#)

BOOT HILL PUB LLC
1501 ST ANDREW ST
LA CROSSE, WI 54603

Property Information

Parcel ID 017060209265 [View Bills](#)
Prop ID 1760209265 [View Bills](#)
Prop Loc 1501 ST ANDREW ST

Installments

Due Date	Abt/Adj	Pmt/Crd	Unpaid	Interest Paid	Interest Due	Total Due
1 01/31/2016	1354.43	0.00	0.00	1354.43	0.00	81.27
						1435.70

Total 1354.43

0.00

0.00

1354.43

0.00

81.27

1435.70

Wisconsin Department of Financial Institutions

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Result of lookup for **B065346** (at 5/11/2016 3:19 PM)

BOOT HILL PUB LLC

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)

Vital Statistics

Entity ID B065346

Registered Effective Date 09/17/2009

Period of Existence PER

Status Organized [Request a Certificate of Status](#)

Status Date 09/17/2009

Entity Type Domestic Limited Liability Company

Annual Report Requirements Limited Liability Companies are required to file an Annual Report under s. 183.0120, WI Statutes.

Addresses

Registered Agent Office CARMEN M HASS
1501 ST ANDREW ST SUITE C101
LA CROSSE , WI 54603

[File a Registered Agent/Office Update Form](#)

Principal Office 1501 ST ANDREW ST STE C101
LA CROSSE , WI 54603
UNITED STATES OF AMERICA

Historical Information

Annual Reports

Year	Reel	Image	Filed By	Stored On
2015	000	0000	online	database
2014	000	0000	online	database
2013	000	0000	online	database
2012	000	0000	online	database
2011	000	0000	online	database

2010	000	0000	online	database
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Certificates of Newly-elected Officers/Directors None

Old Names None

Chronology

Effective Date	Transaction	Filed Date	Description
09/17/2009	Organized	09/17/2009	E-Form
10/03/2011	Change of Registered Agent	10/03/2011	FM516-E-Form

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STATE OF WISCONSIN
 CITY OF LA CROSSE
 LA CROSSE COUNTY



PERSONAL PROPERTY TAX BILL FOR 2015

BILL NO. 16172

TAX ACCOUNT NUMBER: 17-60124-92
 JURISDICTION CODE: 5863

IMPORTANT: Correspondence should refer to tax account number.
 See enclosed form for important information.
 Be sure this description covers your property. This description is for
 tax bill only and may not be a legal description.

c8**s3474*****AUTO**SCH 5-DIGIT 54603
 LA CROSSE MAIL & PRINT SOLUTIONS INC
 1501 SAINT ANDREW ST STE C101
 LA CROSSE, WI 54603-2874

1501 ST ANDREW ST



*****Our office will be closed on December 24, 25, 31, 2015 and January 1, 2016*****

Assessed Value Land 0	Ass'd Value Improvements 548,100	Total Assessed Value 548,100	Ave. Assmt. Ratio 0.9372	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029127370
Est. Fair Mkt. Land 0	Est. Fair Mkt. Improvements 584,850	Total Est. Fair Mkt. 584,850	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 1142.89

Taxing Jurisdiction	2014		2015		2015 Net Tax
	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	2014 Net Tax	2014 vs 2015 % Tax Change	
State of Wisconsin			44.99	120.6	99.24
La Crosse County	2,030,258	2,036,946	976.03	119.9	2146.74
Local Municipality	13,327,456	13,121,875	3109.82	115.7	6707.10
La Crosse School	28,810,384	28,611,521	2825.13	115.5	6089.17
WTC	1,086,288	3,745,307	422.28	118.4	922.47
Total			7378.25	116.4	15964.72
		First Dollar Credit	0.00	0.0	0.00
		Lottery & Gaming Credit	0.00	0.0	0.00
		Net Property Tax	7378.25	116.4	15964.72

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Make Check Payable to:
LA CROSSE
CITY TREASURER
 CITY OF LA CROSSE
 400 LA CROSSE ST
 LA CROSSE, WI 54601

OTHER:

Total of Net Tax & Other 15964.72

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 16172

TAX ACCOUNT NUMBER 17-60124-92

Use Name & Address Below for Return to Taxpayer.

LA CROSSE MAIL & PRINT SOLUTIONS INC
 1501 SAINT ANDREW ST STE C101
 LA CROSSE, WI 54603-2874

TOTAL DUE FOR FULL PAYMENT
 PAY BY JANUARY 31, 2016 15964.72
 Warning: If not paid by due dates, installment option is lost and the total tax is
 delinquent subject to interest and if applicable, penalty. (See Enclosed)

**PAY TO CITY TREAS. THE MINIMUM
 PAYMENTS SHOWN BELOW BY DUE DATES
 LISTED TO AVOID INTEREST & PENALTY.**

DUE DATES	AMOUNT
1/31/2016	15964.72

Please enclose a copy of bill with your payment.
 The validated copy will be returned to you.

Bill Information

Year 2015 Category PP-R Number 16172

Notes/Alerts
JAN 1 Owner: LA GROSSE MAIL & PRT

Special Conditions/Notes

View prior unpaid bills

Effective Date
Due 05/11/2016

Customer Information

Customer ID 182243 [View Bills](#)

LA GROSSE MAIL & PRINT SOLUTIONS INC
1501 ST ANDREW ST STE C101
LA GROSSE, WI 54603-2833

Property Information

Parcel ID 017060124092 [View Bills](#)

Prop ID 1760124092 [View Bills](#)

Prop Loc 1501 ST ANDREW ST

Instalments

Charges

History

Events

Audits

Instalment	Due Date	Billed	Abt/Adj	Pmt/Crd	Unpaid	Interest Paid	Interest Due	Total Due
1	01/31/2016	15964.72	0.00	0.00	15964.72	0.00	957.88	16922.60

Total		15964.72	0.00	0.00	15964.72	0.00	957.88	16922.60
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Wisconsin Department of Financial Institutions

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Corporate Records

Result of lookup for L025901 (at 5/11/2016 3:20 PM)

LA CROSSE MAIL & PRINT SOLUTIONS, INC.

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)

Vital Statistics

Entity ID L025901

Registered Effective Date 07/27/1990

Period of Existence PER

Status Restored to Good Standing [Request a Certificate of Status](#)

Status Date 02/16/2010

Entity Type Domestic Business

Annual Report Requirements Business Corporations are required to file an Annual Report under s.180.1622 WI Statutes.

Addresses

Registered Agent Office CARMEN M HASS
1501 ST ANDREW ST STE C101
LA CROSSE , WI 54603

[File a Registered Agent/Office Update Form](#)

Principal Office 1501 ST ANDREW ST STE C101
LA CROSSE , WI 54603
UNITED STATES OF AMERICA

Historical Information

Annual Reports

Year	Reel	Image	Filed By	Stored On
2015	000	0000	online	database
2014	000	0000	online	database
2013	000	0000	online	database
2012	000	0000	online	database

2011	000	0000	online	database
2010	000	0000	online	database
2009	000	0000	online	database
2007	000	0000	online	database
2006	000	0000	online	database
2005	000	0000	online	database
2004	000	0000	online	database
2003	111	1111	paper	image
2000	022	0900	paper	microfilm
1999	022	1639	paper	microfilm
1998	024	1841	paper	microfilm
1997	018	0722	paper	microfilm
1996	022	0113	paper	microfilm
1995	025	1048	paper	microfilm
1994	025	0264	paper	microfilm

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Certificates of Newly-elected Officers/Directors

None

Old Names

Change Date	Name
Current	LA CROSSE MAIL & PRINT SOLUTIONS, INC.
04/11/2007	LA CROSSE MAIL CENTER, INC.

Chronology

Effective Date	Transaction	Filed Date	Description
07/27/1990	Incorporated/Qualified/Registered	07/27/1990	
07/01/1992	Delinquent	07/01/1992	
10/13/1992	Notice of Administrative Dissolution	10/13/1992	922090751
12/18/1992	Administrative Dissolution	12/18/1992	922082172
03/25/1994	Restored to Good Standing	04/01/1994	
03/25/1994	Certificate of Reinstatement	04/01/1994	
03/25/1994	Change of Registered Agent	04/01/1994	FM 16 -1993
10/28/1996	Change of Registered Agent	10/28/1996	FM 16 1996
09/09/1997	Change of Registered Agent	09/09/1997	FM 16 1997
10/25/1999	Change of Registered Agent	10/25/1999	FM 16 1999
07/01/2002	Delinquent	07/01/2002	
12/01/2003	Restored to Good Standing	12/01/2003	
12/01/2003	Change of Registered Agent	12/01/2003	FM 16 2003

04/15/2005	Change of Registered Agent	04/15/2005	FM16-E-Form
10/11/2006	Change of Registered Agent	10/11/2006	FM16-E-Form
04/11/2007	Amendment	04/17/2007	Old Name = LA CROSSE MAIL CENTER, INC.
11/29/2007	Change of Registered Agent	11/29/2007	FM16-E-Form
07/01/2009	Delinquent	07/01/2009	
02/16/2010	Restored to Good Standing	02/16/2010	E-Form

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