

**Glacial Heritage Development Partnership  
ThriveED**

**Capital Campaign - Accounts Receivable  
April 24, 2024**

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Screen  
4/25/2024*

**2022-2026 CC Investor Pledges Invoiced and unpaid as of 04/24/2024**

<b>2022 Pledges</b>		<b>\$1,500.00</b>	
Landmark Credit Union	\$1,500.00 <sup>2</sup>		
<b>2023 Pledges</b>		<b>\$7,000.00</b>	
Caine Companies	\$3,000.00		Invoice Date - March 15, 2023
State Bank of Reeseville	\$2,500.00 <sup>1</sup>		
Landmark Credit Union	\$1,500.00 <sup>2</sup>		Invoice Date - November 30, 2023
<b>2024 Pledges</b>		<b>\$5,000.00</b>	
WDS Construction	\$5,000.00		Invoice Date - February 7, 2024
<b>TOTAL INVOICED</b>		<b>\$13,500.00</b>	

<sup>1</sup> State Bank of Reeseville- did commit during interview, but never signed commitment letter, did invoice

<sup>2</sup> Landmark Credit Union did sign a commitment letter - their 2022 and 2023 remains unpaid

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4/25/2024*

## JEFFERSON COUNTY HOMEBUYER/REHAB REPORT

January 29, 2024 – April 15, 2024

Seminars Held to Date – 3

Attendance – 18

### Home Purchased as of 4/15/2024 - 3

2 – City of Fort Atkinson – both purchased by single males

1 – City of Watertown – purchased by a single female

### Grants used to purchase homes – this does depend on the lender that they use for their mortgage

2 - \$10,000 Down Payment Plus Grant from the Federal Home Loan Bank of Chicago (FHLBC)

2 - \$10,000 HOME CONSORTIUM Down Payment Assistance Grant

### Pre-Purchase Rehab Loans - 1

One used the pre-purchase rehab loan to get code violations repaired to receive the HOME Consortium grant

**City of Watertown – Housing Rehab Grant Program** - This program is intended to provide access to capital to assist property owners, both owner-occupied and landlords, with the necessary maintenance of their properties to preserve and increase housing stock and property values. The program is administered by the Watertown Redevelopment Authority (RDA) - 10 applications received to date

2 non-eligible projects

1 project approved - landlord using funds on rental property

1 application not moving forward due to lack of funds

1 application still undecided if they will move forward due to financial situation

1 application - we are awaiting additional paperwork

3 applications – we are waiting for additional paperwork and a final decision from HOME Consortium regarding layering the Watertown program with the Jefferson County Post Purchase Rehab Program.

1 application - the project they submitted for is not eligible but may have other projects that would qualify, sent additional information on other programs to layer with the city program

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4/25/2024

## Functional Accountability Chart

<b>FUNCTION</b>	<b>PERSON ACCOUNTABLE</b>	<b>KPIS</b>
<b>Executive Leadership</b>	Deb R	All work files entered/moved to Teams by end of Q1 2024 Determine if we pursue becoming a CDFI by EOY Ninety.io set up and implemented by Q2 2024
<b>Community Outreach and Engagement</b>	Deb R	Attend at least 1 community meeting per public sector investor per year Meet with leadership team from each public sector investor at least once per year
<b>Business Retention and Expansion</b>	Deb R	Visit 24 existing Jefferson County businesses each year 8 Business "Wins" per year
<b>Business Attraction</b>	Deb R	Meet with 3 bio-tech related businesses to identify what they look for in potential development sites Inventory potential Industrial sites throughout the County by end of 2024 Respond to RFI's
<b>Community and Housing Development</b>	Deb S	Host a Housing Innovation Summit in collaboration with Jefferson County in 2024
<b>Workforce Development</b>	Deb S	Assist with the planning of an employer showcase to attract future talent to Jefferson County at the Jefferson County Fair (July) Identify ways to streamline the application process for employment eligibility for asylum seekers in collaboration with immigration attorneys and the Latinx community
<b>Investor Relations</b>	Deb R (Kevin K)	Personally connect with every private sector investor at least once per year
<b>Organizational Marketing and Communications</b>	Julie	Marketing Plan Created and Implemented
<b>GJC Marketing</b>	Julie	Marketing Plan Created and Implemented
<b>JCRLF &amp; Fort RLF Program</b>	Deb R	3 applications for either JCRLF or Fort RLF per Year Reduce interest rate for JCRLF below 5%
<b>LLDF Program</b>	Deb S	75 Housing Units supported by the LLDF for 2024, with goal of 500 by year end of 2028 Year end of 2028 \$15M total investment available, goal of 3 additional investors with \$3M additional investment by end of 2024
<b>Organizational Grants Administration</b>	Rox	Timely submission of all grant Reporting/Finance
<b>HUD Counseling</b>	Rox	Create calendar of seminars by Q1 2024 Create tracking mechanism for HUD certification required metrics/reporting by Q2 2024 Identify funding sources to support Jefferson County HUD Program Update Community Action Coalition on HUD services offered by Jefferson County for inclusion in their Resource Guide Create marketing and outreach plan to promote HUD counseling services offered by Jefferson County
<b>Data gathering and maintenance</b>	Julie	To review potential blocked property listings monthly Quarterly check-in with Resimplify Review and update data on web site quarterly Respond to external data requests within 5 business days
<b>Finance/Budget</b>	Deb R	Timely budget submissions Monthly evaluation of finances compared to budget
<b>Admin Support</b>	Rox	Request for supplies/equipment/requests for maintenance are initiated within 24 hours Prepare estimated JCEDC financials within 15 days after end of month Prepare final Thrive financials within 15 days of end of month Prepare minutes for board and committees within 30 days following meeting Provide agenda/packets to board and committees per Jefferson County policy Update Jefferson County login quarterly and provide to users as needed for Login.gov, Sam.gov, Dept of Justice, Ebiz, ASAP, ACRES
<b>HR</b>	Deb R	1 Professional Development engagement per year per staff member Complete staff reviews

### Pipeline Activity Between 2/28/2024 - 4/24/2024

Active Date	Project Name	Project Stage	Locations	Opportunity Type	Pipeline Description (Public)
4/2/2024	Acquisition	ACTIVE - LOW	Jefferson County	Attraction	Assist with site selection
2/7/2022	All Saints	ACTIVE - LOW	Jefferson (J)	Residential	Redevelopment project - historic tax credits
3/18/2024	Bio	ACTIVE - 50/50	Aztalan (J)	Business Expansion	Assist company with incentive application
1/14/2020	Corner	ACTIVE - 50/50	Jefferson County	Mixed-Use Development	Assist developer with mixed-use development
5/11/2023	Dove	WIN - Jefferson County	Jefferson (J)	Attraction	WEDC FAB Attraction project
3/28/2024	Ettore	PRELIMINARY - Too new to	Jefferson County	Attraction	RFP - Build 100k sf manufacturing facility
1/8/2024	Goldeneye	PRELIMINARY - Too new to	Jefferson (J)	Attraction	RFP - International FaB Manufacturer; Site visit in May
4/16/2024	Growth	ACTIVE - 50/50	Fort Atkinson (J)	Business Expansion	Company interested in expanding business into vacant building
3/15/2024	Intrepid	ACTIVE - 50/50	Fort Atkinson (J)	Residential	Assist developer with residential development
4/3/2024	Mango	Eliminated	Jefferson County	Attraction	RFP - Nationwide search for 100+ acre site for mineral extraction and processing company
1/2/2024	Martini	ACTIVE - 50/50	Watertown (J)	Residential	Assist developer with residential development
9/6/2022	Pink	ACTIVE - LOW	Jefferson (J)	Mixed-Use Development	Mixed-use development.
6/13/2022	Rubicon	PRELIMINARY - Too new to	Jefferson County	Attraction	RFP - Company reopened search. High water / wastewater user.
4/9/2024	Tienda	ACTIVE - 50/50	Jefferson (J)	Business Expansion	Retail store requesting assistance with site selection / landlord support