

Business Improvement District (BID) Board

AGENDA

City Hall, 101 S. Second Street, Black River Falls, WI

Thursday, December 12, 2024 – 5:30pm

Join Zoom Meeting:

<https://us02web.zoom.us/j/81333115192?pwd=yzC7WghwZrs3Dc4eNaZftrLHUdqPrH.1>

OR Dial: 1 312 626 6799

Meeting ID: 813 3311 5192

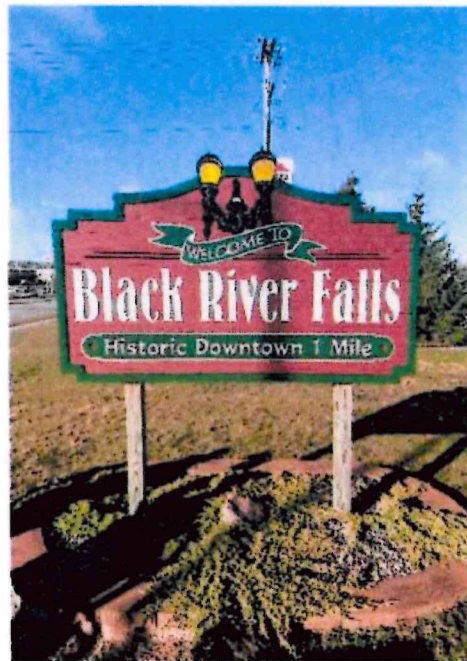
Passcode: downtown

1. Call to Order
2. Roll Call
3. BRF Downtown Association financials & inventories – Discussion & Possible Action
4. Updates on decorative street lamps and welcome signs
5. Request for additional \$210 for Small Business Saturday – Action
6. Christkindl – Discussion & Possible Action
7. Lease agreement for storage units – Action
8. Set next meeting date and time if applicable – Action
9. Adjourn

Posted: November 22, 2024

Welcome Signs:

The four “**Welcome to Black River Falls**” signs located at various entrances to the city had a face lift last month. Jerry Hoerres of River Bottom Art and Sign completely sanded all four signs, replaced any parts of the signs needing replacement and added fresh coat of paint. The signs look good as new. The signs are made of cedar and were originally installed in the mid to late 1990’s. Jerry last updated the signs up in 2005.



Small Business Saturday Checks - \$30 each

Back to the Basics Photography

BRF Arcade

Carpi's – Now PJ's Bar

Custom Heating & Cooling

Ds Nuts & Bolts'

Fevolden Farm LLC

First Fruits Common Market

Greenhouse Barber Shop

Jim's Gym

Karma New and Used

Lashing Impressions of BRF

Living Free Fitness

M & M Sports

Main Street Styling

Millie J's

Moe Hardware

Mr. Pita

Nick's Pawn

Rainbow Rock REIKI

Reflections on Water

Revolution Coffee

Riverside Nutrition

Rozario's Pizza

~~Ruxton's Antique Center~~ DOES NOT DO GIFT CARDS

Sampson Art Gallery

Sandhill Tattoo

Smiley Bear Design

Sunnyside Cafe

Team Wireless - Verizon

The Haberdashery Restore
The Lunchbox on Main
The Merchant General Store
Traveling Sisters Boutique
Triple TTT Tire & Lube
Viva Cinco De Mayo

\$180 Little Vinny's

(Little Vinny's/BRF Cigar/BRF Tattoo/Liquor Store, Addies Bar, Adeline's Delicatessen)

Lily Park
Love On Your Home Boutique
Luxe Beauty Lounge
Silk & Thyme Wellness & Beauty
Sunset Lumi Sunless Tanning
Teas & Treats

+ new massage place
by Lunchbox

$$47 \times 30 = 1410$$

- 1200 already

\$210 more

Downtown Trick or Treating \$925

Pumpkin \$250

Guess the Weight Prizes \$225

Candy \$500 (did \$350 last year and ran out in less than an hour) business DO have to buy their own as well

up To \$975 Approved 8/29/24
reimburse off receipts

Small Business Saturday \$1,200

Approved 8/29/24 up to \$1,200

At least 40 businesses x \$30 each, last year we did 36 businesses at \$1080 total

Christkindl \$4,500-5,000 depending on animals

Chamber of Commerce \$200

Sponsor Letters (copies, stamps, envelopes, labels, etc.) \$130 last year

Copies \$70 (full color save the dates, princess applications, soup ballots, window decorating, etc.)

The Print Shop \$400

Posters (Christkindl \$176 last year + add maps back)

Melanie Berg \$400

Horse-Drawn Trolley Rides

Animals

Reindeer ~ add back in this year? \$1,400 last I checked

Lyall alpacas?

Sarah Lindow goats?

Coronation \$1,225 last year, maybe \$1,400?

Reflections on Water \$800 last year crowns, sashes, parade banners, hoodies, décor, judges gifts, craft for tea ~ will be a little higher this year

Kellie Gazdecki \$300 last year for food for interviews and princess tea

Smoors \$125 last year

\$50 gift card to wherever we hold the coronation (last year Vinny)

Window Decoration Winners \$175 last year

Photographer gift \$65 last year

Tree Lighting

Northern donates tree

Carolers are free

Maybe some new lights and an extension cord, \$100?

Raffles \$500

We tried donations but it was just easier to buy the prizes and tickets ~broke even the last 2 years, not really a money-maker

Parade \$100 for sure

VFW \$100 donation to lead us

Prize for best float? Cash prize or chamber bucks?

Soup Contest \$550

Supplies \$200 last year ~ we used disposable cupcake tins for sampling,
spoons, crackers, napkins

CCU Generator is free

Prizes \$350 last year (1st 2nd 3rd fan favorite)

Community Band \$100?

We've donated to them every year they have come and played, always
depends on the temperature for them

Warming Kettles \$100?

Firewood

Vendors this year?

SUNRISE SECURITY STORAGE

W11143 Cty Rd. C • PO Box 592 • Black River Falls, Wisconsin 54615

PAUL RIPP

Work Phone: 284-9866 • Home Phone: 333-9530

Office located at:

819 N. Alder St. Black River Falls, WI

RENTAL CHARGES & FEES

SPACE NUMBER 142 + 148 RENTAL CHARGE \$ 65.00
SPACE SIZE 10x25 LATE CHARGE \$ 15.00
DEPOSIT \$ 25 RETURNED CHECK CHARGE \$ 25.00

Name City of Black River Falls Social Security No. _____

Spouse's Name _____ Driver's License No. _____

Address 101 S. Second Street City Black River Falls State WI Zip 54615

Occupation or Business Local Government Work Ph. 715-284-2315 Home Ph. N/A

Employer's Name N/A Address _____

ALL RENT IS DUE AND PAYABLE ON THE 1ST DAY OF EACH MONTH, IN ADVANCE.

On this 13th day of December, 20 24, I, City of Black River Falls hereinafter to as the Lessee, do hereby agree to rent from SUNRISE SECURITY STORAGE hereinafter referred to as the Lessor located at W11143 CTY. TRK C, Black River Falls, WI the above numbered space under the following terms and conditions.

- 1. RENT:** The monthly rent shall be the amount entered above, due and payable in advance on the date first rented, to the Lessor or Lessor's designated agent at the address given above.
- 2. PERFORMANCE DEPOSIT:** In addition to the payment of the first month's rent as indicated above, there will be a performance deposit in the amount of \$ 0 to be paid at the time of the execution of this Rental Agreement. This performance deposit will be refunded in full providing all rent; late and or other charges have been paid, the required 15 day prior notice has been received and the inside rented unit has been broom cleaned at the time of vacating. Please refer to the posted amount of deductions for each category of penalty.
- 3. DEFAULT:** In event the stated rent is not received at the above address within 10 days after the due date, a LATE CHARGE in the amount of \$10.00 shall be charged. In the event of a returned or dishonored bank check that was accepted for payment for rent and/or other charges, there will be an additional administrative fee charged for the returned check in addition to the \$10.00 late charge that will result from the returned check.
- 4. USE, OCCUPANCY AND COMPLIANCE WITH LAW:** The premises are to be used only for the storage of personal property and household goods owned by the Lessee with the exception of outside space(s) rented for the storage of Campers, Boats, Trailers and like equipment.
Lessee further agrees that the premises will not be used for operation of any business or for human, animal, or anything that eats or crawls occupancy. Trash or other materials shall not be allowed in or near the leased premises. Nor shall an outside leased space be used for maintenance or repair of any personal property stored in the designated space.
The storage of welding or flammable, explosive or other inherently dangerous material is prohibited. Vehicles or other similar fuel driven equipment may be stored only if the fuel tanks are emptied and inspected by the lessor or his agent. Lessee shall not store in rented unit any item(s) which shall be in violation of any order of requirement imposed by any Board of Health, Sanitary Department, Police or Fire Department or any other governmental agency or in violation of any other legal requirement or do any act or cause to be done any act which creates or may create a nuisance in upon or connected with the leased premises.
- 5. RULES:** Lessee agrees to abide by all Sunrise Security Storage rules and policies that are now in effect or that may be put into effect from time to time.
- 6. INSPECTION:** Lessee agrees that Lessor or his agent may at any reasonable time enter to inspect the premises and/or make repairs Lessee further agrees that Lessor or his agent, may show the premises to a prospective purchaser(s) of the property or to lending institutions or their representatives at any reasonable time, or if notice of termination of this occupancy has been given by either party, to prospective Lessees during the period to termination.
- 7. NON-PAYMENT OF RENT:** In the event of non-payment of rent by the Lessee, Lessor may proceed under Code 704.17(1)(a), 704.17(4), 704.21(d) and if applicable 704.05 and/or 409.504 or any other legal remedy at law or in equity.
- 8.** Lessee is responsible for insuring all goods and property held in Lessor's Security Storage Shed.
- 9. ACKNOWLEDGEMENT:** Lessor hereby acknowledges the receipt of \$ 0 as payment in advance of the first month's rent.

NOTE: YOU ARE RESPONSIBLE TO PROVIDE YOUR OWN LOCK FOR THE UNIT. YOU WILL HAVE ACCESS TO YOUR UNIT DURING DAY LIGHT HOURS ONLY UNLESS PRE-ARRANGED WITH LESSOR. WE REQUIRE A 15 DAY NOTICE BEFORE VACATING. PLEASE NOTIFY OUR OFFICE WHEN YOUR SPACE IS VACATED AND IF CHANGE OF ADDRESS SO WE CAN REFUND YOUR DEPOSIT WITHIN 1 WEEK.

LESSORS STATEMENT TO LESSEE: Annual Rent From January 1, 2025 - December 31, 2025
\$ 1560.00

Initials for Special Conditions or Exceptions as stated above: _____

This agreement entered into this 13th day of December, 20 24.

Lessee: _____ SUNRISE SECURITY STORAGE, Lessor

For the Lessor: Paul J. Ripp

NOTICE TO LESSEE. DO NOT SIGN THIS AGREEMENT BEFORE YOU READ IT AND FULLY UNDERSTAND THE COVENANTS AND CONDITIONS CONTAINED HEREIN. KEEP A COPY OF THIS AGREEMENT TO PROTECT YOUR LEGAL RIGHTS. LESSEE HEREBY ACKNOWLEDGES BY SIGNING THIS AGREEMENT ABOVE, HE HAS READ, UNDERSTOOD AND ACCEPTS ALL THE TERMS AND CONDITIONS EXPRESSED IN THIS AGREEMENT, WHICH CONSISTS OF THESE TWO PAGES.