

Resolution # 4-0507
RESOLUTION TO APPROVE A SMALL BUSINESS LOAN
FROM THE
IOWA COUNTY REVOLVING LOAN FUND
(Application No. 40-02/07)

WHEREAS, the applicant is **Dodgeville Family Chiropractic, SC.**, (d/b/a Dodgeville Family Chiropractic and Wellness Center) a Wisconsin Service Corporation, located currently at 401 North Union Street, Dodgeville, Wisconsin and the new facility will be located at Lot 1 North Johns Street, Dodgeville, Wisconsin. The firm is requesting a small business loan to be used toward the purchase of the land on lot 1 of North Johns Street where the new facility will be built, and

WHEREAS, the Iowa County Committee on Finance, Bonds, Insurance, and Tax Claims, acting as the Iowa County Loan Review Committee, has received a request from the small business concern for **\$50,000 from the Iowa County RLF**, which will be matched with at least **\$400,000** in private funds from an Iowa County financial institution loan, and **\$50,000** in owner equity. The funds from the Iowa County RLF will be used to purchase the land where the Dodgeville Family Chiropractic and Wellness Center will be built, and

WHEREAS, the Committee finds that the project is consistent with the conditions set forth in the Iowa County Loan Administration Manual; and

WHEREAS, the benefits to be derived and the terms agreed upon as set forth in the attached Project Summary are satisfactory.

NOW THEREFORE, BE IT RESOLVED, the Loan Review Committee recommends that the full County Board approve the proposed project.

Respectfully submitted by the Committee on Finance, Bonds, Insurance and Tax Claims

Dana Perry, Chairman

Dwayne Hiltbrand

John Lind

Mark Masters

Diane McGuire

**PROPOSED IOWA COUNTY
REVOLVING LOAN FUND PROJECT**

(Application No. 40-2/07)

Project Description

The applicant is **Dodgeville Family Chiropractic, S.C.**, a Service Corporation located currently at 401 North Union Street, Dodgeville, Wisconsin and the new building will be located at Lot 1 North Johns Street, Dodgeville, Wisconsin. Brenda White, DC and her husband Caleb White are the sole owners of the Service Corporation. Brenda White established her chiropractic business in Dodgeville in October 2001. The project consists of purchasing a .46 acre lot on North Johns Street in Dodgeville and building a building for the Dodgeville Family Chiropractic and Wellness Center. The new facility will continue to focus on chiropractic care, with expansion to other health care fields and products to offer the public a one-stop wellness clinic focusing on natural methods. The Wellness Center will include an exercise and rehabilitation facility for exercise classes, strengthening and physical therapy as well as a meeting area to hold public wellness classes, health screenings and other seminars. In the future other health care providers may be added to include acupuncture, massage and nutrition counseling. The Wellness Center will continue to offer health supplies including braces, pillows, supplements, and ice packs. The center will be open 9 a.m. to 8 p.m. Monday through Friday with expanded hours to meet the needs of the clients taking exercise classes, and health seminars.

<u>Use of Funds:</u>		<u>Source of Funds:</u>	
Land Acquisition	\$ 74,000	M & I Marshall & Isley Bank	\$ 400,000
Buildings	\$ 410,000	Owner Equity	\$ 50,000
Equipment	\$ 15,000	Iowa County RLF	\$ 50,000
Organization Fees	\$ 1,000		
Total Projects Costs	\$ 500,000	Total Source of Funds	\$ 500,000

Job Impact:

The project will create approximately three (3) new positions within six months, additional two (2) jobs within one year and additional one (1) within eighteen months, for a **total job creation of six (6) jobs**. There may be other temporary positions created for different seminars and health screenings. The minimum number of jobs required to support the loan and meet state requirements is 2.5 FTE jobs. The average starting wage for the new employees will be \$10.00 per hour.

Collateral and Financial Condition:

Security for the Iowa County loan will be a mortgage junior to other lenders of record, and a general business security agreement (GBSA) subordinate to lenders of record, including M & I Marshall Isley Bank.

Dodgeville Family Chiropractic and Wellness Center provided a complete business plan and also a summary for the project.

Loan Review Committee Recommendation:

The Committee on Finance, Bonds, Insurance and Tax Claims, serving as the county loan review committee, recommends approval of a loan for \$50,000 for a term of five (5) years with an amortization schedule of twenty (20) years. The annual rate of interest will be 5.0 percent, fixed for the term of the loan. The loan shall be amortized over twenty years, with monthly Principal and interest payments of \$329.98 per month. A balloon payment of \$41,727.27 will be due at the end of 60 months. There will be no prepayment penalty for making extra principal payments and paying off the loan early. The project was reviewed at a committee meeting held on Monday, April 23, 2007.