

**CITY OF MADISON
RETAIL IMPROVEMENT GRANT PROGRAM**



Strengthening Downtown Independent Retail

Department of Planning & Community & Economic Development
Economic Development Division
215 Martin Luther King Jr., Boulevard
Ruth Rohlich 267-4933
rrohlich@cityofmadison.com

PROGRAM APPLICATION

Applicant: CAS SALUS Phone: 608-255-2116
 Business Name: TRIANGLE MARKET
 Building Name: _____
 Business Address: 302 STATS ST MADISON Zip Code 53703
 E-mail Address: trianglemarket@gmail.com
 Property Owner: Wayne Dishaw
 Address: 2344 Hidden Meadows Sun Prairie WI 53590
 Name of Grantee: CAS SALUS
 Lease Terms: 5 YEARS
 Definition of Project Scope: update

ATTACHMENT

Please provide photographs and copy of lease, land contract, or deed. Tenants must provide owner's written authorization.

PROJECT BUDGET

List Individual Project Elements: (new flooring, new lighting, restrooms, etc.)	Total Cost	Grant \$	Private \$
✓ AWNING	1297.00	648.50	648.50
✓ LED Light Fixtures	1524.90	762.45	762.45
✓ FRAME HEATING Element	304.00	152.00	152.00
✓ FALSE Ceiling	1227.00	613.50	613.50
✓ ELECTRICAL	441.00	220.50	220.50
Total:	4793.90	2396.95	2396.95

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Contractor/Supplier: See Attach

Address: _____

ATTACHMENT

* Bids, estimates, and/or contracts, product brochures, locator map and design drawings, if appropriate.

REMARKS _____

APPLICANT'S CERTIFICATION

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Madison Retail Grant Program and is true and complete to the best of the applicant's knowledge and belief.

Signature: Cas Salas Date: _____

Signature: _____ Date: _____

Please send this completed application and accompanying materials:

Economic Development Division
Attn: Ruth Rohlich
215 Martin Luther King Jr. Boulevard, Room 312
P.O. Box 2983
Madison, WI 53701-2983

January 24, 2010

Mr. Casimiro Salas
TRIANGLE MARKET
302 State Street
Madison, WI 53703

Dear Cas:

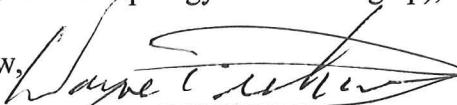
Please tell your lovely book-keeper that the embarrassment belongs to me and not to her. When I looked at your file, I couldn't find a copy of a letter asking for the taxes and water for 2008.

The tax bills for 2008 and 2009 are enclosed and your half amounts to \$5,652.19 for both years. The water bills, \$126.94; \$126.75; \$151.66 and \$140.33, for the two years times the 15% you pay amounts to \$81.85. The total you owe for both 2008 and 2009 is \$5,734.04. If you want to spread that over a couple of months, I'll understand.

I also noticed that there did not seem to be a letter formally extending your lease from June first, 2008. When I checked the lease I found that the rent schedule seems to be off. Rather than having you pay a lot of back rent because the lease calls for something different than what seemed right to us, I suggest we amend the lease. The rent for year 13 of the lease (if you add 13 years to 1993 when the lease was signed you get 2006) is \$1,795.81, which is close to what you have been paying. I propose that we amend the original lease so that this extension will begin on June 1, 2009 with a rent of \$1,800.00 and will continue until May 31, 2017. The rent starting June 1, 2010 will be \$1,885.00. The rent starting June 1, 2011 will be \$1,979.00. The rent starting June 1, 2012 will be \$2,078.00. The rent starting June 1, 2013 will be \$2,182.00. The rent starting June 1, 2014 will be \$2,291.00. The rent starting June 1, 2015 will be \$2,406.00. The rent for the last year starting June 1, 2016 will be \$2,526.00. I'll enclose a copy of the original lease that shows the original rent roll.

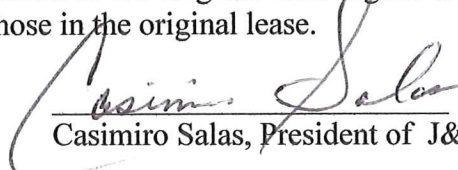
Sincerely (and with an apology for screwing up),

Wayne Dishaw,



I hereby accept the above amendment to the original lease signed in 1993 and the terms and conditions above as well as those in the original lease.

DATE Jan 27 2010


Casimiro Salas, President of J&K Ltd.

March 30, 2016

Mr. Casimiro Salas
TRIANGLE MARKET
302 State Street
Madison, WI 53703

Dear Mr. Salas:

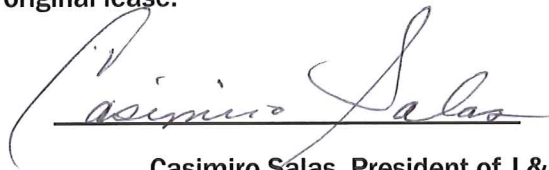
This letter will serve as an extension for your lease which ends May 31, 2017. This new extension will begin on June 1, 2017 and continue for five (5) years subject to the rent increases and terms stated in your last lease extension dated 2010. If this is acceptable, please sign below and return a copy to me.

Sincerely,

Wayne Dishaw

I hereby accept the above amendment to the original lease signed in 1993 and the terms and conditions above as well as in the original lease.

DATE 3/30/2016



Casimiro Salas, President of J & K Ltd.

Casimiro Salas, President of J & K Ltd.

Aberdeen Apartments

The Very Finest in UW Campus
Living at Affordable Pricing

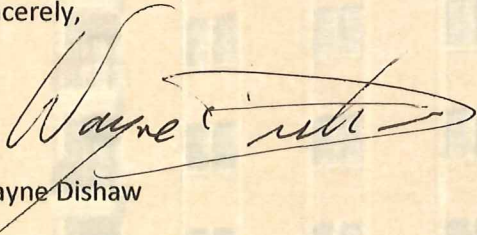
March 8, 2016

Mr. Casimiro Salas
Triangle Market, Inc.
302 State Street

Dear Mr. Salas:

I approve the remodeling you are planning for the Triangle Market store. Please keep me informed as you progress. I agree that the remodeling is a great idea.

Sincerely,



Wayne Dishaw

437 W. Gorham Street, Madison, WI 53703
email: Info@TheAberdeenApartments.com
www.TheAberdeenApartments.com
608.251.2069





Proposal

DATE: JANUARY 22, 2013

1111 Walnut Street PO Box 57
Baraboo, WI 53913
Phone 800-332-8303 Fax 608-356-0140
Email:school@barabooawning.com

Other great products by Baraboo Tent and Awning, Inc.:
Awnings • Canopies • Large Format Digital Printing
Boat Covers • Industrial Curtains • Banners
Cabanas • Retractable Awnings • Umbrellas
Custom Sewing • Trailer Covers • Porch Curtains
Party Tent Rental

PROPOSAL
SUBMITTED
TO:

Triangle Market
302 State Street
Madison, WI 53703
Casimiro Salas, 608-255-2116

trianglemarket@gmail.com

We hereby submit specifications for:

OPTION 1.

Recover the roll-out awning on the State St. side of the store. Awning is 26' wide by 7 1/2'. Replace old fabric with new Sunbrella woven acrylic fabric, color of your choice. Price includes all materials and labor to complete this project including installation. Price does not include any tax.

PRICE: \$1229.00 *6800 TAX*

OPTION 2.

Remove old fabric, bring in for repairs to awning and re-stitch entire awning. After all repairs completed, the (old fabric) repaired awning would be re-installed. Price includes all materials and labor including installation. Price does not include and taxes that may apply.

PRICE: \$792.00

We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of _____ dollars.

Terms: 1/2 down balance on delivery.

All material is warranted to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Note: This proposal may be withdrawn by us if not accepted within 30 days. Interest will be charged on late payments at the rate of 18% per annum.

Baraboo Tent & Awning, Inc. Authorized Signature:

Customer Authorized Signature:

Dan School

THANK YOU FOR YOUR BUSINESS!

CALL US OR VISIT OUR WEBSITE www.barabooawning.com



Report For:

Triangle Market

Submittal Date:

Facility Annual Cost Savings and Potential

Customer Estimated Savings Benefit

<u>kW Savings</u>	<u>kWh Savings</u>	<u>Therm Savings</u>
1.21	7,956.7	0.0

Customer Copay: \$1,219.95

Program Cost: \$199.00

Additional fee - recycling & warranty \$105.95

Customer's Total Participation: \$1,524.90 ←

Customer's Utility Rate per kWh: \$0.11

Estimated Annual Dollars Saved

\$875.24

Total Project Cost

\$2,175.90

Potential Pay Back in Months:

21

ACT NOW!

Please respond with your intent to participate within 5 business days.

Daily Cost of Waiting \$2.40

Monthly Cost of Waiting \$72.94

Presented By : Tara, Hill

Trade Ally Name : A.E.S. | Advanced Energy Solutions LLC

Office # : (608) 434-4313

Cell Phone # : (608) 434-4313

Email Address : tara@~~efficienttomorrow.com~~ **aces4yourbiz.com**





BAYHTR FOR A/H

QUOTATION

WHOLESALE HVAC, REFRIGERATION AND CONTROLS

4537 PFLAUM ROAD
MADISON WI 53718

PHONE 608-221-3301

ECOLAB
JIM 608-354-5537

00000-0000

CONTROL NO. MDNQ074567

CUSTOMER NO. M90003

DATE 4/19/16

YOUR ORDER NO.

CONTACT: JAMIE
CUST PHONE #:
FAX #:

MFGR	DESCRIPTION	STOCK NO	QUANTITY		PRICE	EXTENSION
			SHIPPED	B.O.		
SPCL	WTG0762B HEATER 7.68KW 240V 5-6 WEEK LEAD TIME	1111111	1		259.00	259.00
	UPS/SPEEDEE SHIP & HANDLING	9999020	1		45.00	45.00
	4-6 WEEK LEAD TIME FOR PRODUCTION***** ***** EXPIDEDITED CHARGES WILL APPLY UP TO 50% OF COST DEPENDING ON HOW SOON CUSTOMER NEEDS THE PRODUCT***** *****					SUBTOTAL 259.00 45.00
PRICES VALID THRU 5/28/16 EXCEPT FOR REFRIGERANT, COPPER, COPPER FITTINGS SHEET METAL PRODUCTS AND SOLDER						
WRITTEN BY: JW					TOTAL	304.00

Marx Home Improvement LLC

Jim Marx
 502 Henry Street
 Mazomanie, WI 53560
 (608) 795-9836 (608) 575-9830

Estimate

Date	Expires in
4/6/2016	30 Days

Name / Address
Triangle Market Cas Salas 302 State Street Madison, WI 53703

Project Site
same trianglemarket@gmail.com

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Item	Description	Total
Repair	Repair and replace drop ceiling track system as needed. Install new ceiling tiles throughout store area.	1,227.00

Payments to be made as follows: 50% down payment with returned, signed proposal. Balance due upon completion. Please retain additional copy of estimate for your records.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control.

Respectfully submitted 

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature		Date	April 7 2016
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Serving Madison Since 1905

NICKLES ELECTRIC

ELECTRICAL CONTRACTOR

Robert J. Nickles, Inc.

4269 Argosy CT. • Madison, WI 53714

3/2/2016

Cas Salas
Triangle Market
302 Sate Street
Madison Wis. 53703

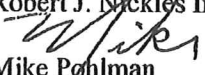
RE: Connect power to the new heating element in the existing Trane fan coil unit.

Cas; thanks for the opportunity to offer this proposal. Please find below, our cost to connect power to the new heating coil that you will be installing in the existing Trane fan coil unit. This will include extending an existing circuit that is currently being used to feed an existing to be abandoned heating unit in the ceiling of your retail area, and utilizing that existing circuit for the new heating coil. We will also connect the existing thermostat wiring to the new unit. The existing heating unit will become disconnected and left in place. This proposal assumes the new heating coil will be furnished and installed by others and the existing circuit wiring has the correct ampacity.

Total Proposal: \$441.00

Sales tax is included. Please feel free to contact me with any questions or concerns

Respectfully Submitted;
Robert J. Nickles Inc.


Mike Pohlman
President/Co-owner