



N64W23760 Main Street
Sussex, Wisconsin 53089
Phone (262) 246-5200
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

AGENDA
COMMUNITY DEVELOPMENT AUTHORITY MEETING
VILLAGE OF SUSSEX
5:30 PM TUESDAY, SEPTEMBER 16, 2025
SUSSEX CIVIC CENTER – BOARD ROOM 2ND FLOOR
N64W23760 MAIN STREET

Pursuant to the requirements of Section 19.84, Wis Stats., notice is hereby given of a meeting of the Sussex CDA, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. Notice of Village Board Quorum, (Chairperson to announce the following if there is a quorum of the Village Board: Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow the same.)

1. Call to order.
2. Roll Call.
3. Consideration and possible action on the minutes of the CDA meeting held on November 19, 2024.
4. Discussion and possible action on a Business Development Loan Pool loan application and Economic Growth Grant for Sprouted Bean Pediatrics and Wellness, LLC located at N63W23675 Main Street.
5. Discussion and possible action on a Business Development Loan Pool loan application and Economic Growth Grant for Birth in Color Midwifery, LLC located at N63W23675 Main Street.
6. Discussion and possible action on an Economic Growth Grant for Tony Maronni's Pizza located at N63W23951 Main St.
7. Discussion on the vacant Main Street parcel.
8. Adjournment.

Chairperson
Community Development Authority

Jeremy Smith
Village Administrator

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Jeremy Smith at 246-5200.



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MEMORANDUM

To: CDA

From: Gabe Gilbertson, Community Development Director

Re: September 16, 2025 CDA Meeting

Date: September 12, 2025

3. **Consideration and possible action on the minutes of the CDA meeting held on November 19, 2024.**
4. **Discussion and possible action on an Business Development Loan Pool loan application and Economic Growth Grant for Sprouted Bean Pediatrics and Wellness, LLC located at N63W23675 Main Street.**

The applicant submitted an application for the Business Development Loan Pool through Bank Five Nine for \$25,000 and an application for the Economic Growth Grant for \$5,000 to help assist start-up costs for her new business: Sprouted Bean Pediatrics and Wellness. The proposed business would be utilizing the vacant portion of the Mammoth Springs building that has been vacant since the multi-use building was constructed.

Following the CDA's action, the applicant will work with Bank Five Nine for the loan review.

The applicant submitted a narrative explaining the use of the loan and grant dollars.

Recommendation: Staff recommends the CDA approve a Business Development Loan Pool loan application for \$25,000 and an Economic Growth Grant for \$5,000 for Sprouted Bean Pediatrics and Wellness, LLC located at N63W23675 Main Street.

5. **Discussion and possible action on an Business Development Loan Pool loan application and Economic Growth Grant for Birth in Color Midwifery, LLC located at N63W23675 Main Street.**

The applicant submitted an application for the Business Development Loan Pool through Bank Five Nine for \$25,000 and an application for the Economic Growth Grant for \$5,000 to help assist start-up costs for her new business: Birth in Color Midwifery. The proposed business would be utilizing the vacant portion of the Mammoth Springs building that has been vacant since the multi-use building was constructed. The owner anticipates 5-8 new jobs with the proposed business.

Following the CDA's action, the applicant will work with Bank Five Nine for the loan review.

The applicant submitted a narrative explaining the use of the loan and grant dollars.

Recommendation: Staff recommends the CDA approve a Business Development Loan Pool loan application for \$25,000 and an Economic Growth Grant for \$5,000 for Birth in Color Midwifery, LLC located at N63W23675 Main Street.

6. Discussion and possible action on an Economic Growth Grant for Tony Maronni's Pizza located at N63W23951 Main St.

Tony Lippold, the owner of Tony Maronni's Pizza, has requested an Economic Growth Grant for \$5,000 to assist in costs to have a mural completed on the west side of this building. The proposed mural has received Architectural Review Board approval and would be the first mural in the downtown area and be extremely visible from traffic on Main St.

Recommendation: Staff recommends the CDA approve an Economic Growth Grant for \$5,000 for Tony Maronni's Pizza located at N63W23951 Main St.

**DRAFT-VILLAGE OF SUSSEX
COMMUNITY DEVELOPMENT AUTHORITY
5:30 PM TUESDAY, NOVEMBER 19, 2024
SUSSEX CIVIC CENTER – BOARD ROOM, 2ND FLOOR
N64W23760 MAIN STREET**

MINUTES

Meeting was called to order by President LeDonne at 5:30 p.m.

2. Roll Call

Members Present: Jennifer Bell, David Ray, President LeDonne, Jennifer Bernicky, and Trustee Adkins.

Members Excused: Dan Badalamente and Jim Stone.

3. Consideration and action on minutes from the July 16, 2024 meeting.

Motion by Adkins, seconded by Bernicky to approve the July 16, 2024 minutes.

All ayes. Motion carried.

4. Discussion and possible action on an Business Development Loan Pool loan application and Economic Growth Grant for The Goat Restaurant located at N63W23675 Main Street.

Kevin Sawall with Sawall Development, N63W23217 Main St, and Monica Lyons with the Goat Restaurant, N63W23675 Main St spoke on behalf of the requested loan and grant applications.

Motion by President LeDonne, seconded by Bernicky to approve a Business Development Loan Pool loan for \$25,000 and the Economic Growth Grant for \$5,000 for The Goat Restaurant located at N63W23675 Main Street.

All ayes. Motion carried.

5. Adjournment

Motion by President LeDonne, seconded by Trustee Adkins to adjourn at 5:44 p.m.

All ayes. Motion carried.

Respectfully Submitted,
Gabe Gilbertson
Community Development Director



Sprouted Bean Pediatrics and Wellness

Loan Narrative Request: Sprouted Bean Pediatrics

Name and Contact Information of Primary Contact:

Sabrina's Foulks-Thomas, RN, CPM, LM, IBCLC, MMCHW, MHA, CPES

N63W23217 Main Street, Suite 201

Sussex, WI 53089

Ph: (612) 237-2746 fax: (262) 600-3175

Email: sabrina@sproutedbeanpeds.com

Business Overview

Sprouted Bean Pediatrics & Wellness is a holistic, integrative pediatric practice located in Sussex, Wisconsin. The practice reimagines children's healthcare by blending conventional pediatrics with functional and preventive medicine, developmental support, and lactation services. Care is delivered through a direct-pay membership model, ensuring that families have affordable access without the high costs and restrictions of traditional insurance. Services are designed for children from newborn through adolescence, providing continuity of care throughout childhood.

At Sprouted Bean, families experience care through a multidisciplinary structure that brings together pediatric medicine, chiropractic care, speech therapy, occupational and physical therapy, mental health services, and lactation support. This integrated model ensures that children receive comprehensive, whole-child care under one roof, addressing medical, developmental, and emotional needs in a coordinated way.

Sprouted Bean was founded to meet families where they are, creating a welcoming, inclusive environment that honors the diverse cultural, developmental, and health needs of the community. By dedicating more time to families, offering integrative options, and expanding services such as literacy programs and functional medicine, Sprouted Bean positions itself as both a medical home and a hub for whole-child wellness.

Our mission is to provide families with pediatric care that is rooted in intention, accessibility, and cultural humility. Families trust Sprouted Bean not only for standard pediatric care, but also for a compassionate and individualized approach that honors their child's unique developmental journey.



Sprouted Bean Pediatrics and Wellness

Loan Narrative Request: Sprouted Bean Pediatrics

Founder and Leadership

Sprouted Bean Pediatrics & Wellness is led by and founded by Sabrina Foulks-Thomas, RN, CPM, IBCLC, MMCHW, MHA, CPES, who brings over a decade of maternal-child health experience. As the visionary behind the practice, she has combined her background in midwifery, lactation, and holistic healthcare with a passion for accessible, equity-centered pediatric care. Her leadership ensures that Sprouted Bean is not only clinically strong, but also deeply rooted in community trust.

Community Need

Families in Sussex and the surrounding region face significant barriers to accessing pediatric care that is both affordable and comprehensive. Traditional insurance-based practices often come with long wait times, high copays, and limited provider availability. Few options exist for integrative pediatric care that combines conventional medicine with preventive and holistic approaches.

At the same time, many children in the community lack access to early literacy support during healthcare visits, a proven factor in school readiness and long-term health outcomes. Without intervention, these gaps contribute to disparities in child health, development, and educational success.

Sprouted Bean Pediatrics & Wellness directly addresses these needs by offering:

- A membership-based model that lowers cost barriers and creates predictable, family-friendly access.
- Expanded provider time, ensuring children and parents feel supported in each visit.
- Integration of functional medicine, lactation support, and developmental care.
- Early literacy initiatives, including participation in the Reach Out and Read program, which equips children with books and parents with tools to nurture language and bonding.

Loan Request



Sprouted Bean Pediatrics and Wellness

Loan Narrative Request: Sprouted Bean Pediatrics

This loan will specifically support the build-out and furnishing of our clinic space located at N63W23675 Main Street, Suite 201, Sussex, Wisconsin. Sprouted Bean Pediatrics & Wellness is requesting a **\$25,000 loan**.

Funds will be used to:

- Purchase essential pediatric equipment and supplies for clinical use.
- Build out exam rooms and a child-friendly wellness space to serve more families.
- Support operational infrastructure, including electronic health record systems and telehealth tools, to expand virtual care options.
- Provide working capital for staffing, patient engagement, and outreach as the practice grows.

Expected Impact

This investment will enable Sprouted Bean Pediatrics & Wellness to expand access to integrative pediatric care in an area with limited alternatives. The loan will directly support an increase in patient capacity, ensure smooth clinical operations, and enhance the experience for families. With steady membership growth and a commitment to affordable, cash-pay services, the practice is financially positioned to sustain loan repayment while creating jobs and improving pediatric outcomes in the community.

Financial Sustainability

Sprouted Bean's membership model ensures a consistent monthly revenue stream, which supports both operational growth and reliable loan repayment. With steady patient demand and affordable pricing tiers, the practice is positioned for sustainable growth and financial stability. In addition to this loan request, the practice benefits from community partnerships and private support that enhance financial stability and long-term sustainability.

Closing Statement



Sprouted Bean Pediatrics and Wellness

Loan Narrative Request: Sprouted Bean Pediatrics

This loan represents more than financial support—it represents an investment in a new vision of pediatric care. Sprouted Bean Pediatrics & Wellness will transform how families in Sussex and beyond experience healthcare: not as a burden, but as a source of empowerment, prevention, and early development. With this support, we will build a sustainable system that nurtures healthier children and stronger families for generations to come.




Sprouted Bean Pediatrics and Wellness

N63W23217 Main Street
Sussex, WI 53089

September 11, 2025

Community Development Center
N64W23760 Main Street
Sussex, WI 53089

To whom it may concern:

I am pleased to submit the loan narrative for Sprouted Bean  Pediatrics & Wellness in support of our request for a \$25,000 loan and the CDA Economic Growth Grant. Sprouted Bean was created to bring a fresh approach to pediatric care — one that is accessible, affordable, and integrative. Our practice combines traditional pediatrics with functional medicine, lactation, developmental therapies, and literacy programs to provide a truly comprehensive model of care for children from birth through adolescence.

At Sprouted Bean, families find more than a pediatric office — they find a coordinated system of support that includes chiropractic care, speech therapy, occupational and physical therapy, mental health, and lactation services. This unique structure ensures that every aspect of a child's health and development can be addressed under one roof.

The requested loan will allow us to complete the build-out of our Sussex clinic, purchase essential pediatric equipment, and strengthen operational systems, including telehealth technology and electronic health records. These investments will directly increase our capacity to serve families, create new healthcare jobs, and expand programs that support child health and early literacy.

With a membership-based revenue model and growing demand from local families, Sprouted Bean Pediatrics & Wellness is positioned for sustainability and responsible loan repayment. This loan represents not only a financial investment, but also a commitment to building a healthier future for children and families in our community.

Thank you for your consideration. I would welcome the opportunity to provide additional details and to demonstrate how Sprouted Bean Pediatrics & Wellness will strengthen both child health and community well-being.

Sincerely,

A handwritten signature in black ink, appearing to read "Sabrina M. Foulks-Thomas", with a long horizontal line extending to the right.

Sabrina M. Foulks-Thomas, RN, CPM, LM, IBCLC, MMCHW, MHA, CPES

Owner/Director Sprouted Bean  Pediatrics and Wellness

Owner Birth in Color Midwifery, LLC

Founder/Director, Birth in Color Initiative, Inc.

Sussex CDA Economic Growth Grant (EGG)

The Economic Growth Grant program is intended to support existing Sussex businesses with expansion into additional existing vacant facilities within the community, especially when such expansion is being limited by impacts created from Federal and State rules, regulations, and practices. The programs focused where a small grant of money can enable the solving of long standing problems that are preventing economic development from occurring.

ELIGIBLE APPLICANTS:

Eligible applicants include Sussex for-profit businesses in one of the following industrial or commercial categories: Administrative Services, Arts, Automation, Agriculture/Food Products, Biotechnology, Educational, Energy, Entertainment, Finance, Food Services, General Services, Government Services, Health Services, Information Services, Information Technology, Manufacturing, Medical Devices, Pet services, Printing, Retail Trade, Transportation and Warehousing, Vehicle Services. For non-industrial applicants the location for grant use must be located within the Downtown Focus Zone, attached as Exhibit A.

ELIGIBLE PROJECT COSTS:

Land/Building acquisition, Building renovations; interior or exterior, Capital Improvements, Engineering and Planning Costs, New Employee Training Costs, Relocation Expenses, Signage for the expansion or opening of a Sussex Business into additional existing vacant facilities within Sussex.

MATCH REQUIREMENT:

Applicants must be investing in Sussex for land/building acquisition costs and or new capital improvements and or new employees for at least as much as the grant amount. Higher priority to grant applications will be given to those creating more new jobs and or having a higher value of new capital investment in Sussex.

FUNDING AVAILABILITY AND TIMELINE:

The maximum funding available for each grant is \$5,000. It is anticipated that there will be a greater demand for the funds than there are funds available. The CDA is under no requirement to award a grant in any cycle and the program is subject to annual appropriations by the CDA and or Village Board. Grant payment will come in the form of a check after the necessary investments/project has been completed with all legal requirements met.

UNDERWRITING CRITERIA:

In determining whether to fund the application and the amount of the award, the Sussex CDA will consider all of the following, in addition to any other information it considers relevant:

Does the proposed business fall within one of the industrial categories defined in the Eligible Applicants section?

Does the applicant have an acceptable credit history (i.e. no outstanding property taxes, length of operations, tax liens, collections, etc.?)

How large of an investment is being made in Sussex and will it result in fewer vacant properties or square footage in Sussex? How long has that vacant property been vacant?

How many new jobs will be brought into the community from the project?

Does the project help overcome a long standing economic challenge or a challenge created by Federal and or State rules, regulations, and or practices?

What tangible result for the betterment of the community will result from the completion of the project and how does the grant aid in the accomplishment of the project.

Has the impacted property or business received a similar grant or loan in the last 10 years?

What commitment has the business shown to the Sussex community over the past 5 years?

THE APPLICATION PROCESS:

Applications for EGG funding must be submitted by January 15th or July 15th for consideration in that grant cycle. Before submitting an application please set up an appointment with the Development Department to discuss your business expansion and the grant. For more information or for technical assistance please call 262-246-5200.

Sussex CDA Economic Growth Grant (EGG) Application

Business Legal Name Sprouted Bean Pediatrics and Wellness LLC

Address of Business N63W23675 Main Street Sussex, WI 53089 (projected site)

Contact Name Sabrina Foulks Thomas Phone 612-237-2746

E-mail Sabrina@sproutedbeanpeds.com

Grant Amount Requested \$ 5,000

Attach the Plan of Operation or Conditional Use Application for the proposed Business Expansion. Then on separate sheets of paper (no more than 3 pages please) answer the following questions.

How large of an investment is being made in Sussex and will it result in fewer vacant properties or square footage in Sussex? How long has that vacant property been vacant?

How many new jobs will be brought into the community from the project?

Does the project help overcome a long standing economic challenge or a challenge created by Federal and or State rules, regulations, and or practices?

What tangible result for the betterment of the community will result from the completion of the project and how does the grant aid in the accomplishment of the project.

Has the impacted property or business received a similar grant or loan in the last 10 years?

What commitment has the business shown to the Sussex community over the past 5 years?

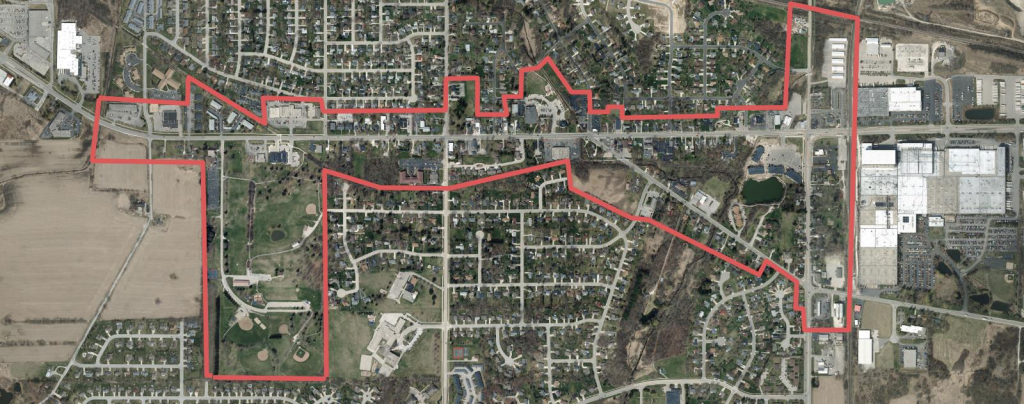
I hereby and am legally authorized to submit this application for EGG funding from the CDA of the Village of Sussex. All the submitted materials are factually accurate and I understand that these documents are subject to open records requests and will not be returned.



Signature of Applicant

September 10, 2025

Date





BIRTH IN COLOR MIDWIFERY, LLC

Sabrina M. Foulks-Thomas, CPM, LM, IBCLC, CPES
N63 W23217 Main Street
Suite 201
Sussex, WI 53089

Phone: 612-237-2746

Email: connect@birthincolormidwifery.com

Fax: 262-300-5790

September 11, 2025

Community Development Center
N64W23760 Main Street
Sussex, WI 53089

To whom it may concern:

I am writing to respectfully submit the loan narrative for Birth in Color Midwifery Wellness Center in support of our request for a \$25,000 loan and the \$5000 CDA Economic Growth grant. As Wisconsin's first Black-owned birth center, the Wellness Center will be a groundbreaking maternal health hub offering prenatal, birth, and postpartum care, as well as functional women's health, lactation services, postpartum nurse support, childbirth education, and integrative wellness programming.

The Wellness Center builds on the foundation of Birth in Color Midwifery, an established and successful practice that has served families for over 10 years. With this expansion, our vision is to create a sanctuary for birthing families and a center of excellence for whole-person maternal care, addressing one of Wisconsin's most pressing public health needs: racial disparities in maternal and infant outcomes.

The requested loan will support the build-out and furnishing of our Sussex facility, equip birth suites with essential midwifery tools, and provide working capital for postpartum nursing, telehealth midwifery kits, and community programs. This investment will make it possible to open and sustain Wisconsin's first Black-owned birth center, create jobs in healthcare, and reduce inequities in maternal health outcomes.

With multiple revenue streams, including global midwifery care packages, education, and wellness services — and with fiscal sponsorship through the American Association of Birth Centers — we are well positioned for financial sustainability and timely loan repayment.

Thank you for your consideration of this request. I would welcome the opportunity to provide additional information and to further demonstrate how the Birth in Color Midwifery Wellness Center will transform maternal health and strengthen families across our community

Sincerely,

Sabrina M. Foulks-Thomas RN, CPM, LM, IBCLC, MMCHW, MHA, CPES
Owner and Founder, Birth in Color Midwifery, LLC
Founder/Executive Director, Birth in Color Initiative, Inc.

"Providing care beyond the social injustices..." - Sabrina M. Foulks-Thomas



Birth in Color Midwifery, LLC

Loan Narrative: Birth in Color Midwifery Wellness Project

Birth in Color Midwifery (BICM) is an out-of-hospital midwifery practice that has served families for ten years and has grown while serving a diverse population.

Name and Contact Information if Primary Contact:

Sabrina Foulks-Thomas, RN, CPM, LM, IBCLC, MMCHW, MHA, CPES
W233N7735 Chestnut Court
Sussex, WI 53089
Ph: (612) 237-2746
Email: sabrina@birthincolormidwifery.com

Project Description

Serving Location: Southeastern Wisconsin

Business Overview

Birth in Color Midwifery Wellness Center is an innovative, community-rooted midwifery practice and wellness hub dedicated to advancing birth equity and maternal health outcomes. As Wisconsin's first Black-owned birth center, led by Certified Professional Midwife Sabrina Foulks-Thomas, the Center provides prenatal, birth, and postpartum care for families seeking safe, culturally responsive, out-of-hospital birth options. The Wellness Center builds on the foundation of Birth in Color Midwifery, an established and successful practice that has served families for more than 10 years, demonstrating a proven track record of safe, trusted, and community-centered care.

The Wellness Center also extends beyond birth to offer functional women's health, primary care, childbirth education, postpartum nurse support, lactation services, and integrative wellness programming. Its vision is to be both a sanctuary for birthing families and a center of excellence for whole-person maternal care. Wisconsin faces some of the widest racial disparities in maternal and infant outcomes nationally, and the Center is uniquely positioned to close those gaps through culturally responsive care.

Leadership and Experience



Birth in Color Midwifery, LLC

Loan Narrative: Birth in Color Midwifery Wellness Project

The Birth in Color Midwifery Wellness Center is led by Sabrina Foulks-Thomas, RN, CPM, IBCLC, Wisconsin's first African American Certified Professional Midwife in the state and a nationally recognized leader in advancing maternal health equity. With more than a decade of experience providing out-of-hospital midwifery care, lactation services, and community health education, Sabrina has built a trusted reputation for offering compassionate, family-centered care.

Her leadership has extended beyond clinical practice to include program innovation — such as the development of postpartum nurse support services and nationally trademarked telehealth midwifery kits — both designed to improve maternal outcomes and reduce postpartum complications. As founder of the Birth in Color Initiative nonprofit, Sabrina has positioned the Center within a broader movement for maternal-child health equity, ensuring that the Wellness Center is both clinically sound and socially transformative.

Community Need

Wisconsin faces some of the worst racial disparities in maternal and infant health outcomes in the nation. Black women are five times more likely to die from pregnancy-related causes than white women, and Black infants experience significantly higher rates of prematurity and mortality. Families in Sussex and surrounding communities also face limited access to out-of-hospital birth centers, culturally responsive care, and postpartum support beyond the first few days after birth.

The Birth in Color Midwifery Wellness Center directly addresses these urgent needs by:

- Offering a licensed birth center that provides safe, evidence-based out-of-hospital birth options.
- Delivering continuity of care from pregnancy through 12 weeks postpartum, including nurse home visits and lactation support.
- Reducing barriers for families who desire holistic, family-centered birth experiences.
- Expanding access to education and wellness programs, such as childbirth classes, support groups, and functional women's health services.
- Embedding cultural humility and equity into every layer of care delivery, ensuring that families of all backgrounds feel safe, respected, and empowered



Birth in Color Midwifery, LLC

Loan Narrative: Birth in Color Midwifery Wellness Project

Loan Request

The facility will be located in the heart of Sussex at N63W23675 Main Street. The Birth in Color Midwifery Wellness Center is requesting a **loan of \$25,000**. Funds will be used to:

- Support the build-out and furnishing of birth suites, exam rooms, and community education spaces within the Sussex facility.
- Acquire specialized midwifery equipment and supplies required for safe and comfortable birthing experiences.
- Expand postpartum nurse services and telehealth midwifery kits, which extend care into the home and improve safety during the postpartum period.
- Provide working capital for staffing, licensing, and community engagement during the Center's launch phase.

Expected Impact

The requested loan will allow Birth in Color Midwifery Wellness Center to:

- Open Wisconsin's first Black-owned birth center, addressing an urgent gap in maternal care.
- Improve health outcomes for birthing people and newborns, reducing disparities in maternal mortality and morbidity.
- Create jobs for midwives, nurses, lactation consultants, and wellness providers, contributing to the local economy.
- Expand community education programs in childbirth, breastfeeding, and family wellness.
- Strengthen the larger Birth in Color Wellness Campus by integrating maternal and pediatric care in one accessible location.

Financial Sustainability



Birth in Color Midwifery, LLC

Loan Narrative: Birth in Color Midwifery Wellness Project

The Center's financial stability will be supported through multiple revenue streams, including global midwifery care packages, postpartum nursing services, childbirth education, lactation care, and functional women's health visits. The model is designed to ensure steady cash flow through deposits, memberships, and direct patient care fees.

In addition, the Wellness Center benefits from strong external support. The American Association of Birth Centers (AABC) has agreed to serve as fiscal sponsor for the Birth in Color Initiative nonprofit, providing an established channel for philanthropic and donor-advised funding. This layered support system strengthens the Center's long-term sustainability and ensures repayment obligations can be met.

Closing Statement

By supporting the Birth in Color Midwifery Wellness Center, the Community Development Center has the opportunity to invest in a project that will transform maternal health in Wisconsin. This loan will enable the opening of the state's first Black-owned birth center, create local jobs, and reduce stark disparities in birth outcomes. More than a financial request, this is an investment in health equity, safe birth, and stronger families. With over 10 years of successful midwifery practice already established, this Center represents not a new experiment, but the natural expansion of a proven model of care that has already served hundreds of families with safety, compassion, and cultural humility.

Sussex CDA Economic Growth Grant (EGG)

The Economic Growth Grant program is intended to support existing Sussex businesses with expansion into additional existing vacant facilities within the community, especially when such expansion is being limited by impacts created from Federal and State rules, regulations, and practices. The programs focused where a small grant of money can enable the solving of long standing problems that are preventing economic development from occurring.

ELIGIBLE APPLICANTS:

Eligible applicants include Sussex for-profit businesses in one of the following industrial or commercial categories: Administrative Services, Arts, Automation, Agriculture/Food Products, Biotechnology, Educational, Energy, Entertainment, Finance, Food Services, General Services, Government Services, Health Services, Information Services, Information Technology, Manufacturing, Medical Devices, Pet services, Printing, Retail Trade, Transportation and Warehousing, Vehicle Services. For non-industrial applicants the location for grant use must be located within the Downtown Focus Zone, attached as Exhibit A.

ELIGIBLE PROJECT COSTS:

Land/Building acquisition, Building renovations; interior or exterior, Capital Improvements, Engineering and Planning Costs, New Employee Training Costs, Relocation Expenses, Signage for the expansion or opening of a Sussex Business into additional existing vacant facilities within Sussex.

MATCH REQUIREMENT:

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FUNDING AVAILABILITY AND TIMELINE:

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How many new jobs will be brought into the community from the project?

Does the project help overcome a long standing economic challenge or a challenge created by Federal and or State rules, regulations, and or practices?

What tangible result for the betterment of the community will result from the completion of the project and how does the grant aid in the accomplishment of the project.

Has the impacted property or business received a similar grant or loan in the last 10 years?

What commitment has the business shown to the Sussex community over the past 5 years?

THE APPLICATION PROCESS:

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Sussex CDA Economic Growth Grant (EGG) Application

Business Legal Name Birth in Color Midwifery, LLC

Address of Business N63W23675 Main Street Sussex, WI 53089 (projected site)

Contact Name Sabrina Foulks Thomas Phone 612-237-2746

E-mail Sabrina@birthincolormmidwifery.com

Grant Amount Requested \$ 5,000

Attach the Plan of Operation or Conditional Use Application for the proposed Business Expansion. Then on separate sheets of paper (no more than 3 pages please) answer the following questions.

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What commitment has the business shown to the Sussex community over the past 5 years?

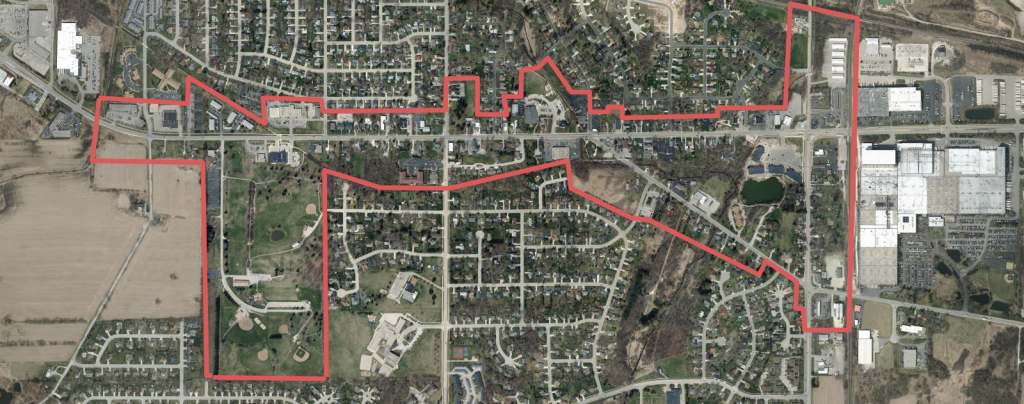
I hereby and am legally authorized to submit this application for EGG funding from the CDA of the Village of Sussex. All the submitted materials are factually accurate and I understand that these documents are subject to open records requests and will not be returned.



Signature of Applicant

September 10, 2025

Date



Sussex CDA Economic Growth Grant (EGG)

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Eligible applicants include Sussex for-profit businesses in one of the following industrial or commercial categories: Administrative Services, Arts, Automation, Agriculture/Food Products, Biotechnology, Educational, Energy, Entertainment, Finance, Food Services, General Services, Government Services, Health Services, Information Services, Information Technology, Manufacturing, Medical Devices, Pet services, Printing, Retail Trade, Transportation and Warehousing, Vehicle Services. For non-industrial applicants the location for grant use must be located within the Downtown Focus Zone, attached as Exhibit A.

ELIGIBLE PROJECT COSTS:

Land/Building acquisition, Building renovations; interior or exterior, Capital Improvements, Engineering and Planning Costs, New Employee Training Costs, Relocation Expenses, Signage for the expansion or opening of a Sussex Business into additional existing vacant facilities within Sussex.

MATCH REQUIREMENT:

Applicants must be investing in Sussex for land/building acquisition costs and or new capital improvements and or new employees for at least as much as the grant amount. Higher priority to grant applications will be given to those creating more new jobs and or having a higher value of new capital investment in Sussex.

FUNDING AVAILABILITY AND TIMELINE:

The maximum funding available for each grant is \$5,000. It is anticipated that there will be a greater demand for the funds than there are funds available. The CDA is under no requirement to award a grant in any cycle and the program is subject to annual appropriations by the CDA and or Village Board. Grant payment will come in the form of a check after the necessary investments/project has been completed with all legal requirements met.

UNDERWRITING CRITERIA:

In determining whether to fund the application and the amount of the award, the Sussex CDA will consider all of the following, in addition to any other information it considers relevant:

Does the proposed business fall within one of the industrial categories defined in the Eligible Applicants section?

Does the applicant have an acceptable credit history (i.e. no outstanding property taxes, length of operations, tax liens, collections, etc.?)

How large of an investment is being made in Sussex and will it result in fewer vacant properties or square footage in Sussex? How long has that vacant property been vacant?

How many new jobs will be brought into the community from the project?

Does the project help overcome a long standing economic challenge or a challenge created by Federal and or State rules, regulations, and or practices?

What tangible result for the betterment of the community will result from the completion of the project and how does the grant aid in the accomplishment of the project.

Has the impacted property or business received a similar grant or loan in the last 10 years?

What commitment has the business shown to the Sussex community over the past 5 years?

THE APPLICATION PROCESS:

Applications for EGG funding must be submitted by January 15th or July 15th for consideration in that grant cycle. Before submitting an application please set up an appointment with the Development Department to discuss your business expansion and the grant. For more information or for technical assistance please call 262-246-5200.

Sussex CDA Economic Growth Grant (EGG) Application

Business Legal Name Tony Maronni's "We Make em" ya Bake em" LLC

Address of Business N63W23851 Main St. Sussex WI 53089

Contact Name Tony Lippold Phone 262-820-8669

E-mail Tonymaronnis@gmail.com

Grant Amount Requested \$ 5000.00

Attach the Plan of Operation or Conditional Use Application for the proposed Business Expansion. Then on separate sheets of paper (no more than 3 pages please) answer the following questions.

How large of an investment is being made in Sussex and will it result in fewer vacant properties or square footage in Sussex? How long has that vacant property been vacant?

How many new jobs will be brought into the community from the project?

Does the project help overcome a long standing economic challenge or a challenge created by Federal and or State rules, regulations, and or practices?

What tangible result for the betterment of the community will result from the completion of the project and how does the grant aid in the accomplishment of the project.

Has the impacted property or business received a similar grant or loan in the last 10 years?

What commitment has the business shown to the Sussex community over the past 5 years?

I hereby and am legally authorized to submit this application for EGG funding from the CDA of the Village of Sussex. All the submitted materials are factually accurate and I understand that these documents are subject to open records requests and will not be returned.



Signature of Applicant

Sept 10, 2025
Date

1. Tony Maronni's Pizzeria has been in business in Sussex for 19 years, consistently investing in the community through facility upgrades, hiring, and marketing. This current investment involves commissioning a large-scale, hand-painted mural on the exterior of the pizzeria building, turning an underutilized blank wall into a vibrant community landmark. While the property itself has not been vacant, this project transforms unused exterior space into a cultural and economic asset that attracts visitors and strengthens Main Street's identity. The estimated project investment is approximately \$10,000, with \$5,000 requested in grant funding to help offset costs.

2. While the mural project itself does not create permanent new jobs, it does provide paid work for a local Sussex artist, Brad Geers, keeping project dollars within the community. More importantly, the beautification and increased visibility of the pizzeria is expected to attract more visitors, leading to increased business and the potential to add more part-time restaurant positions over the next 12–18 months.

3. Yes. Like many small businesses, Tony Maronni's faced economic challenges during and after the COVID-19 pandemic, including rising labor and food costs. The mural project is a creative solution to increase visibility, draw more customers, and strengthen Sussex's Main Street corridor without relying solely on discounting or cost-cutting. It helps overcome the ongoing challenge of small-town businesses competing with national chains by making Sussex a destination with unique, community-driven character.

4. The mural will serve as a permanent piece of public art, celebrating Sussex landmarks such as the water tower, Holy Hill, the train line, and the Lannon Stone quarry. It creates a photo-worthy destination for residents and visitors, encouraging tourism and local pride. The grant helps make this project feasible by offsetting a significant portion of the artist's fees and materials, ensuring that the mural can be completed at a high level of quality without financial strain on the business.

5. No. Tony Maronni's Pizzeria has not received any economic development grants or loans from the Village of Sussex in the past 10 years.

6. Tony Maronni's has been a proud part of Sussex for nearly two decades. Over the past five years, the business has: - Provided steady employment for local residents, including high school and college students. - Sponsored community events and sports teams. - Invested in facility improvements to maintain Main Street's vibrancy. - Created special promotions like "Senior Sunday" and "Family Night" to serve different segments of the Sussex community. - Offered a consistent gathering place where residents can celebrate milestones, share meals, and feel connected. The mural project continues this tradition of investing back into Sussex, ensuring the business remains a cornerstone of the village for years to come.

PIZZA
Take Out
Delivery



WELCOME TO
THE VILLAGE OF SUSSEX
HOME OF
Tony Maronni's
est. 2006