



CITY OF LODI  
130 South Main Street  
Lodi, Wisconsin 53555-1119  
(608) 592-3247  
[www.cityoflodi.us](http://www.cityoflodi.us)

October 3, 2022

Grothman Holdings, LLC  
Attn: James Grothman  
625 E Slifer ST  
Portage WI 53901

Dear Mr. Grothman:

Enclosed you will find your most recent statement from the City. According to our records, the invoices are 60 to over 90 days past due.

In July 2022 you requested information regarding the MSA bills. I sent you an email (copy enclosed) explaining the reason for the invoices. Please note, the past due amount also includes invoices from the City Attorney.

The original invoices are enclosed for your records. Please let me know what additional information you need in order to issue payment in full to the City. The City Finance and Human Resource Committee has become aware of your past due status and will be considering collection options at their meeting on October 11, 2022.

Also outstanding is the tree plan for Terrace Vista 1, please provide this information to the City as soon as possible.

Sincerely,

Brenda M. Ayers  
City Administrator  
City of Lodi

## Brenda Ayers

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**From:** Brenda Ayers  
**Sent:** Friday, July 22, 2022 4:46 PM  
**To:** James R Grothman  
**Subject:** Follow Up

Jim-

I understand that you contacted the Mayor with concerns regarding invoices from MSA that were passed on to you. I apologize for the delayed response, we have transitioned from the Mayor handling the day to day activities of the City to having a City Administrator. Ann has been working at the UW this summer and is in the office on a limited basis.

That being said, I did reach out to MSA regarding your concerns. The response I received was that since you had not provided as-builts, MSA had to provide information to the City for our GIS and fixed asset inventory. I feel like I am in the middle, maybe you could work with Andy Zimmer to settle this issue.

Thank you for taking care of the tree planting in Highlands of Ridgestone. Do you have a plan and timeline for installation of trees in Terrace Vista 1? I believe we requested this information in April to be provided by June 1, 2022. I checked with Andy and Terry and they have not seen the information yet.

I hope you understand that the request for these items is not to question your integrity, but to protect the City in the event that something were to happen to you prior to the completion of the project.

Take care-

*Brenda Ayers, WCMC*

City Administrator  
City of Lodi  
130 S Main St  
Lodi, WI 53555  
608-592-0713





**City of Lodi**

130 S. Main Street, Lodi, WI 53555

Phone: (608) 592-3247 Fax: (608) 592-3271

www.cityoflodi.us

**STATEMENT**

Grothman Holdings, LLC  
 ATTN: JAMES GROTHMAN  
 625 E Slifer St  
 Portage, WI 53901

Statement Date: 10/03/2022  
 Customer ID: 000002247

1 of 1

Inv #	Date	Type	Description	Inv. Amt	Balance
017266	4/4/2022	Invoice		807.50	724.29
1288	7/15/2022	Payment	Payment/Credit Memo Applied	-83.21	
017328	5/4/2022	Invoice		108.00	108.00
017457	7/7/2022	Invoice		1,468.25	1,468.25
000839	8/1/2022	Fin. Charge	Finance Charge	12.72	12.72
000842	9/1/2022	Fin. Charge	Finance Charge	31.55	31.55
000846	10/3/2022	Fin. Charge	Finance Charge	36.30	36.30
<b>Balance:</b>					<b>\$2,381.11</b>

Current	1 to 30	31 to 60	61 to 90	Over 90
36.30	0.00	1,499.80	12.72	832.29

**Make Checks Payable to:**

**Please Return this Portion with Remittance**

000002247

Grothman Holdings, LLC

Amount Due: \$ 2,381.11

Payment Method:  Cash  Check #: \_\_\_\_\_ Amount Enclosed: \_\_\_\_\_



City of Lodi  
 130 S. Main Street, Lodi, WI 53555  
 Phone:(608) 592-3247 Fax: (608) 592-3271 www.cityoflodi.us

**INVOICE**

Grothman Holdings, LLC  
 ATTN: JAMES GROTHMAN  
 625 E Slifer St  
 Portage, WI 53901

Date:	04/04/2022
Work Order:	
Page:	1 of 1

Invoice Number: **017266**

Qty.	Unit Desc	Description	Unit Price	TOTAL
		Professional Services provided by MSA 8/15/21 - 3/12/22 Grothman Holdings, LLC 28100/13801/110000000	0.0000	807.50

Terms: *NET 30 DAYS*

<b>TOTAL</b>	<b>807.50</b>
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**Please Return this Portion with Remittance**

Customer ID: 000002247 Grothman Holdings, LLC  
 Grothman Holdings, LLC  
 Invoice #: 017266  
 Invoice Date: 04/04/2022  
 Amount Due: 807.50

Payment Method:  Cash  Check #: \_\_\_\_\_ Amount Enclosed: \_\_\_\_\_



**Remit to:**  
 MSA Professional Services, Inc.  
 1230 South Boulevard  
 Baraboo, WI 53913

# INVOICE

PAYMENT DUE UPON RECEIPT OF INVOICE.  
 INTEREST AT THE RATE OF 1.5% PER MONTH  
 ON UNPAID BALANCE WILL BE ADDED TO  
 YOUR NEXT STATEMENT.

For questions, contact: (800) 362-4505

Administrator/ Finance Director  
 City of Lodi WI  
 130 South Main Street  
 Lodi, WI 53555

March 25, 2022  
 Invoice No: R00080105.0 - 9  
 Project Manager 00-50-204  
 Client Liaison Andrew Zimmer  
 Andrew Zimmer

**AMOUNT DUE THIS INVOICE: \$807.50**

Project R00080105.0 City of Lodi Terrace Vista Phase 1 Observation  
 Pass through billing to Horizon Investments LLC; Inventory and cost estimate for City accounting.  
Professional Services from August 15, 2021 to March 12, 2022

Phase 100 Project  
 Task 110 Administration

**Professional Personnel**

	Hours	Rate	Amount
Zimmer, Andrew 2/10/2022 Phase 1 asset inventory and cost request from City	.50	190.00	95.00
Zimmer, Andrew 2/11/2022 Phase 1 asset inventory and cost request from City	.50	190.00	95.00
Zimmer, Andrew 2/16/2022 Mariahwynn Phase 1 quantity takeoff and cost documentation research for City	1.75	190.00	332.50
Zimmer, Andrew 2/17/2022 Mariahwynn Phase 1 quantity takeoff and cost documentation research for City	.25	190.00	47.50
Zimmer, Andrew 2/21/2022 Construction cost estimate preparation for City accounting additon to asset inventory	1.25	190.00	237.50
<b>Totals</b>	<b>4.25</b>		<b>807.50</b>
<b>Total Labor</b>			<b>807.50</b>
<b>Total this Task</b>			<b>\$807.50</b>
<b>Total this Phase</b>			<b>\$807.50</b>

**AMOUNT DUE THIS INVOICE: \$807.50**

28100-13801-1)-000-0000  
 Horizon Investments Terrace Vista 1

**For ACH notification, remit to:**  
 ach@msa-ps.com  
 Account Number: 101065930 Routing Number: 075901590  
 Bank Information: Baraboo State Bank, 101 3<sup>rd</sup> Ave., PO Box 50., Baraboo, WI 53913, (608) 356-7703



City of Lodi  
 130 S. Main Street, Lodi, WI 53555  
 Phone: (608) 592-3247 Fax: (608) 592-3271

www.cityoflodi.us

**INVOICE**

Grothman Holdings, LLC  
 ATTN: JAMES GROTHMAN  
 625 E Slifer St  
 Portage, WI 53901

Date:	04/04/2022
Work Order:	
Page:	1 of 1

Invoice Number: **017267**

Qty.	Unit Desc	Description	Unit Price	TOTAL
		Legal services charged by BoardmanClark 1/28 - 2/14/22 Grothman Holdings, LLC 28100/13801/11000000	0.0000	306.00
				TOTAL
				306.00

Terms: NET 30 DAYS

TOTAL 306.00

**Please Return this Portion with Remittance**

Customer ID: 000002247 Grothman Holdings, LLC  
 Grothman Holdings, LLC  
 Invoice #: 017267  
 Invoice Date: 04/04/2022  
 Amount Due: 306.00

Payment Method:  Cash  Check #: \_\_\_\_\_ Amount Enclosed: \_\_\_\_\_

# BoardmanClark

City of Lodi  
ATTN: Brenda Ayers, Clerk  
130 S. Main Street  
Lodi, WI 53555

Billing Attorney PAJ  
Invoice No. 249274  
Invoice Date March 23, 2022

Client ID: 39075 Matter ID: 00025  
Terrace Vista Phase 1

Some information in this itemized statement may be protected from public disclosure for various reasons, including, but not limited to, attorney-client privilege.

Date	Professional	Narrative	Hours	Amount
01/28/22	PAJ	Correspond with Jim Grothman regarding Terrace Vista Phase 1 Development Agreement and Deed for Outlot 1	0.30	54.00
01/28/22	PAJ	Correspond with Jim Grothman regarding claw back provisions for Outlot 1	0.40	72.00
02/04/22	PAJ	Finalize Deed; draft letter to Register of Deeds regarding Deed and Release of Mortgages; correspond with Jim Grothman and City regarding potential cost recovery agreement	0.80	144.00
02/14/22	PAJ	Correspond with Clerk Ayels regarding recorded Deed for Outlot 1	0.20	36.00
<b>Total:</b>			<b>1.70</b>	<b>306.00</b>

## SUMMARY OF PROFESSIONAL SERVICES

PROFESSIONAL	HOURS	AMOUNT
Paul A. Johnson	1.70	306.00
	<u>1.70</u>	<u>306.00</u>

## DISBURSEMENTS

02/07/22	PAYEE: Columbia County Register of Deeds; REQUEST#: 69313; DATE: 2/7/2022 Recording fees	120.00
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**DISBURSEMENTS**

**Sub-Total Disbursements:** 120.00

**TOTAL CURRENT BILLING:** \$ 426.00





City of Lodi  
 130 S. Main Street, Lodi, WI 53555  
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**INVOICE**

Grothman Holdings, LLC  
 ATTN: JAMES GROTHMAN  
 625 E Slifer St  
 Portage, WI 53901

Date:	05/04/2022
Work Order:	
Page:	1 of 1

Invoice Number: **017328**

Qty.	Unit Desc	Description	Unit Price	TOTAL
		Legal fees from March provided by BoardmanClark Terrace Vista Phase 1 28100/13801/110000000	0.0000	108.00

Terms: *NET 30 DAYS*

TOTAL	108.00
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**Please Return this Portion with Remittance**

Customer ID: 000002247 Grothman Holdings, LLC  
 Grothman Holdings, LLC

Invoice #: 017328  
 Invoice Date: 05/04/2022  
 Amount Due: 108.00

Payment Method:  Cash  Check #: \_\_\_\_\_ Amount Enclosed: \_\_\_\_\_

# BoardmanClark

City of Lodi  
ATTN: Brenda Ayers, Clerk  
130 S. Main Street  
Lodi, WI 53555

Billing Attorney PAJ  
Invoice No. 251176  
Invoice Date April 27, 2022

Client ID: 39075 Matter ID: 00025  
Terrace Vista Phase 1

Some information in this itemized statement may be protected from public disclosure for various reasons, including, but not limited to, attorney-client privilege.

Date	Professional	Narrative	Hours	Amount
03/10/22	PAJ	Correspond with Mayor Groves Lloyd regarding status of Development Agreement and Cost Recovery Agreement	0.30	54.00
03/24/22	PAJ	Correspond with Clerk Ayers regarding Development Agreement issues	0.30	54.00
<b>Total:</b>			<b>0.60</b>	<b>108.00</b>

### SUMMARY OF PROFESSIONAL SERVICES

PROFESSIONAL	HOURS	AMOUNT
Paul A. Johnson	0.60	108.00
	0.60	108.00

**TOTAL CURRENT BILLING:** \$ **108.00**

**TOTAL CURRENT BILLING ALL MATTERS:** \$ **561.00**

CITY OF LODI, WI

APR 29 2022

RECEIVED

28106-13861-11-000-0000  
G. Johnson



City of Lodi  
 130 S. Main Street, Lodi, WI 53555  
 Phone: (608) 592-3247 Fax: (608) 592-3271 [www.cityoflodi.us](http://www.cityoflodi.us)

**INVOICE**

Grothman Holdings, LLC  
 ATTN: JAMES GROTHMAN  
 625 E Slifer St  
 Portage, WI 53901

Date: 07/07/2022  
 Work Order:  
 Page: 1 of 1

Invoice Number: **017457**

Qty.	Unit Desc	Description	Unit Price	TOTAL
		Professional Services provided by MSA 3/13-5/14/2022 Grothman Holdings, LLC 28100/13801/110000000	0.0000	1,468.25

Terms: NET 30 DAYS

TOTAL	1,468.25
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**Please Return this Portion with Remittance**

Customer ID: 000002247 Grothman Holdings, LLC  
 Grothman Holdings, LLC  
 Invoice #: 017457  
 Invoice Date: 07/07/2022  
 Amount Due: 1,468.25

Payment Method:  Cash  Check #: \_\_\_\_\_ Amount Enclosed: \_\_\_\_\_



**Remit to:**  
 MSA Professional Services, Inc.  
 1230 South Boulevard  
 Baraboo, WI 53913

CITY OF LODI, WI

JUN 10 2022

RECEIVED

# INVOICE

PAYMENT DUE UPON RECEIPT OF INVOICE.  
 INTEREST AT THE RATE OF 1.5% PER MONTH  
 ON UNPAID BALANCE WILL BE ADDED TO  
 YOUR NEXT STATEMENT.

For questions, contact: (800) 362-4505

Administrator/ Finance Director  
 City of Lodi WI  
 130 South Main Street  
 Lodi, WI 53555

June 7, 2022

Invoice No: R00080105.0 - 10

Project Manager 00-50-204  
 Client Liaison Andrew Zimmer  
 Andrew Zimmer

*28100-13801-11-000-0000 PPT  
 Horizon Investments Terrace Vista 1*

**AMOUNT DUE THIS INVOICE: \$1,468.25**

Project R00080105.0 City of Lodi Terrace Vista Phase 1 Observation  
 Pass through billing to Horizon Investments LLC; Record drawings and GIS updates.

Professional Services from March 13, 2022 to May 14, 2022

Phase	100	Project
Task	120	Correspondence

**Professional Personnel**

	Hours	Rate	Amount
Zimmer, Andrew 3/23/2022 Telephone discussion regarding City acceptance requirements with Terry Weter	.50	190.00	95.00
<b>Totals</b>	.50		95.00
<b>Total Labor</b>			<b>95.00</b>
<b>Total this Task</b>			<b>\$95.00</b>

Task	130	Observation
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**Professional Personnel**

	Hours	Rate	Amount
Hellenbrand, Jeremy 4/13/2022 Record Drawings and GIS update	4.50	115.00	517.50
Hellenbrand, Jeremy 4/14/2022 Record Drawings and GIS update	3.75	115.00	431.25
<b>Totals</b>	8.25		948.75
<b>Total Labor</b>			<b>948.75</b>

**Other Expenses**

Mileage			42.00
<b>Total Other Expenses</b>			<b>42.00</b>

**For ACH notification, remit to:**

ach@msa-ps.com  
 Account Number: 101065930 Routing Number: 075901590  
 Bank Information: Baraboo State Bank, 101 3<sup>rd</sup> Ave., PO Box 50., Baraboo, WI 53913, (608) 356-7703

MSA ENABLES PEOPLE TO POSITIVELY IMPACT THE LIVES OF OTHERS.

We are proud to be a 100% employee-owned firm.

Project	R00080105.0	City of Lodi Terrace Vista Phase 1 Obser	Invoice	10
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**Total this Task                    \$990.75**

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 Task                    140                    Map Updates

**Professional Personnel**

			<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Hellenbrand, Jeremy	4/22/2022		2.50	115.00	287.50
Zimmer, Andrew	4/18/2022		.25	190.00	47.50
GIS facility updates					
Zimmer, Andrew	4/19/2022		.25	190.00	47.50
GIS facility updates					
Totals			3.00		382.50
<b>Total Labor</b>					<b>382.50</b>

**Total this Task                    \$382.50**

**Total this Phase                    \$1,468.25**

**AMOUNT DUE THIS INVOICE:        \$1,468.25**

**For ACH notification, remit to:**

ach@msa-ps.com

Account Number: 101065930    Routing Number: 075901590

Bank Information: Baraboo State Bank, 101 3<sup>rd</sup> Ave., PO Box 50., Baraboo, WI 53913, (608) 356-7703

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