



CITY OF ANTIGO

COMMITTEE OF THE WHOLE MEETING

COUNCIL CHAMBERS

Wednesday, October 24, 2018

CITY HALL, 700 EDISON STREET

5:45 PM

Call to Order

Discussion and Action May Occur on the Following Agenda Items:

1. Approving Offer to Purchase from Over Dere Ventures LLC for the former Edison Club at 623 Edison Street
2. Authorizing Sale/Disposal of Equipment and/or Furniture at Former Edison Club at 623 Edison Street

Any Other Matters

Adjournment

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact Jaime Horswill, 700 Edison Street, Antigo, Wisconsin 54409. (715) 623-3633 extension 100. Members of and possibly a quorum of members of other governmental bodies may be in attendance to gather information. Any governmental body other than that specifically referred to above will take no action.

DATE MAILED: October 19,2018

BILL BRANDT



To: Mayor and City Council
From: Mark Desotell, Director of Administrative Services
Date: October 24, 2018
Re: Approving Offer to Purchase from Over Dere Ventures LLC for the former Edison Club at 623 Edison Street

Prior to next week's Special Council meeting, you will receive a copy of the Offer-to-Purchase from Randy Reese of Over Dere Ventures, LLC dba Over Dere Bar N Rec. for the purchase of the former Edison Club located at 623 Edison Street. The purchase of the building without contents will be based on the following parameters:

- \$100,000 purchase subject to a commercial inspection at the buyer's expense
- \$70,000 earnest money due the City at the time of submission of the Offer-to-Purchase through the City Attorney
- \$15,000 due the City no later than July 1, 2019
- \$15,000 due the City no later than January 1, 2020
- Approval by Council of the appropriate permits for liquor, dance hall and amusement device licenses necessary to proceed with the identified business
- Closing on property transaction within 30-days of acceptance of Offer-to-Purchase
- Limited access to the property to conduct minor restorations (non-structural) and planning measurements subject to the approval of the Director of Administrative Services prior to the closing date.
 - Requires acceptable liability and workers compensation insurance in amounts identified by the Clerk-Treasurer/Finance Director
 - Requires mitigation of any pending matters identified as a concern by the purchaser resulting from the commercial inspection
 - Purchaser to provide the seller 4 working days to remove all loose contents and equipment prior to any minor restorations
- Listing of items to remain with the building as part of the sale in an as-is/where-is condition to include:
 - All mechanical systems
 - Commercial dishwasher & disposal sink

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- Range hood and Ansul fire suppression system
 - Walk-in cooler & freezer
 - Bar with all built-in coolers including wine refrigerator, portable refrigerator and speed wells excluding glassware
 - All current wall-mounted stainless steel shelving
 - Ice machine

Randy Reese has also expressed an interest in the purchase of the remaining contents of the building for an additional \$5,000 dollars. However, I am currently working with North Central Sales to determine the projected value for selling the building contents via a public auction assuring that the best interests of the City are maintained.

To provide a little background to the offer price the following is provided:

- \$150,000 asking price - \$25,000 (projected City auction revenue) - \$25,000 entrepreneur grant
- Equals \$100,000 Offer-to-Purchase from Over Dere Ventures, LLC (Randy Reese)



To: Mayor and City Council
From: Mark Desotell, Director of Administrative Services
Date: October 24, 2018
Re: Authorizing Sale/Disposal of Equipment and/or Furniture at Former Edison Club at 623 Edison Street

Because the offer to purchase the remaining contents located within the former Edison Club in the amount of \$5,000 by Randy Reese of Over Dere Ventures, LLC dba Over Dere Bar N Rec. is considerably less than the appraised value provided by North Central Sales in the spring of 2015 I am requesting authorization to proceed with the sale of all remaining contents via a public auction. Because North Central Sales conducted the original appraisal I believe that it is in the City's best interest to schedule the sale of the contents through them.

The Offer-to-Purchase for the former Edison Club calls for a closing date within 30-days of the Special Council meeting being held on Wednesday, October 24th, 2018 so the remaining contents within the Edison Club will likely need to be relocated to another storage building by City staff pending an established auction date. I am asking for authorization to dispose of all of the remaining contents (i.e. tables, chairs, televisions, ovens, fryers, glassware, dishes, neon signs, art work and etc.) via an auction to be conducted by North Central Sales subject to entering into a standard agreement for their services with authorization allowing the Mayor to endorse any required paperwork.

I am also requesting that if through negotiations we are able to reach agreement for a more appropriate purchase price from Randy Reese for the remaining contents of the former Edison Club then that amount will be presented to Council at their regularly scheduled November 2018 meeting for final consideration without having to first go through FP&L for consideration; any scheduling of an auction would be cancelled accordingly.