

CITY OF ANTIGO
COMMITTEE OF THE WHOLE
MINUTES OF MEETING HELD
OCTOBER 24, 2018

Committee of the Whole of the City of Antigo met in Regular Meeting on the above date at 5:45 PM in the Council Chambers, City Hall, Mayor Bill Brandt presiding.

Attendee Name	Title	Status	Arrived
Barb Rebstock	Ward 1	Present	
Sandra Fischer	Ward 2	Present	
Tim Kassis	Ward 3	Present	
Tom Bauknecht	Ward 4	Present	
Carol Feller Gottard	Ward 5	Absent	
Rick LeBrun	Ward 6	Present	
Glenn Bugni	Ward 7	Excused	
Reinhardt Balcerzak	Ward 8	Present	
Scott Henricks	Ward 9	Present	
Bill Brandt	Mayor	Present	

Department Managers in attendance were: Mark Desotell, Director of Administrative Services and Kaye Matucheski, Clerk-Treasurer/Finance Director.

Others in attendance were: Michael Winter, City Attorney; Jeanne Jensen, Deputy Clerk-Treasurer; Lisa Haefs, Antigo Daily Journal; Gloria Oberneder; Alexander Mak; and Randy Reese.

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

Mark Desotell, Director of Administrative Services, provided a memo advising that the City has received an Offer to Purchase from Randy Reese of Over Dere Ventures, LLC for the purchase of the former Edison Club at 623 Edison Street. The purchase of the building without contents will be based on the following:

- \$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 four 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 and disposal sink, range hood and Ansul fire suppression system, walk-in cooler and freezer, bar with all built-in coolers including wine refrigerator, portable refrigerator and speed wells excluding glassware, all current wall-mounted stainless steel shelving and ice machine.

Mr. Desotell's memo concluded by adding that Mr. Reese has also expressed interest in the purchase of the remaining contents of the building for an additional \$5,000. However, Mr. Desotell is 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. (\$150,000 asking price - \$25,000 (projected City auction revenue) - \$25,000 Entrepreneur Grant.)

Mayor Brandt explained Mr. Reese would like to get in the building relatively soon to get the business going. Mayor Brandt reviewed the Director of Administrative Services memo with specific details. He further noted the liquor license will be at the November Council meeting for consideration because of the 15 day waiting period required by State law.

Upon inquiry by Alderperson Kassis, Mr. Desotell reported the inspection will be tomorrow.

Motion to approve the Offer to Purchase as presented.

RESULT:	RESOLUTION TO COUNCIL [UNANIMOUS]
	Next: 10/24/2018 6:00 PM
MOVER:	Tim Kassis, Ward 3
SECONDER:	Rick LeBrun, Ward 6
AYES:	Rebstock, Fischer, Kassis, Bauknecht, LeBrun, Balcerzak, Henricks
ABSENT:	Carol Feller Gottard
EXCUSED:	Glenn Bugni

2. Authorizing Sale/Disposal of Equipment and/or Furniture at Former Edison Club at 623 Edison Street

Mr. Desotell provided a memo advising that the Offer to Purchase the remaining contents located within the former Edison Club in the amount of \$5,000 by Randy Reese is considerably less than the appraised value provided by North Central Sales in the spring of 2015. Mr. Desotell is requesting authorization to proceed with the sale of all remaining contents via a public auction. Because North Central Sales conducted the original appraisal, he believes 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 Council meeting held October 24, 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. Mr. Desotell is requesting authorization to dispose of all of the remaining contents (i.e. tables, chairs, televisions, ovens, fryers, glassware, dishes, neon signs, art work, 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.

Mr. Desotell's memo concluded by noting that he is also requesting that if through negotiations he is able to reach an agreement for a more appropriate purchase price from Mr. Reese for the remaining contents of the former Edison Club then that amount will be presented to Council at their regularly scheduled November meeting for final consideration without having to first go through Finance, Personnel and Legislative Committee for consideration. Any scheduling of an auction would be cancelled accordingly.

Mayor Brandt noted some of the contents in the building at 623 Edison Street are still the City's property. Mr. Reese and Mark Desotell have been talking and the City will either take to auction or get a workable price for the remaining applicable content. An agreement has been reached

for \$10,000 for the removable contents (ie silverware, plates, etc). The Mayor stated he felt it was not a bad deal for either party. This way the City crews will not have to move out the contents or go through an auction sale. Our intention would be to get the approval from Council and move forward with acceptance of \$10,000 for the contents.

Motion to approve the sale of the equipment and/or furniture at the former Edison Club at 623 Edison Street to Over Dere Ventures LLC in the amount of \$10,000 as presented.

RESULT:	RESOLUTION TO COUNCIL [UNANIMOUS]
	Next: 10/24/2018 6:00 PM
MOVER:	Tim Kassis, Ward 3
SECONDER:	Scott Henricks, Ward 9
AYES:	Rebstock, Fischer, Kassis, Bauknecht, LeBrun, Balcerzak, Henricks
ABSENT:	Carol Feller Gottard
EXCUSED:	Glenn Bugni

Any Other Matters

Mayor Brandt introduced Alexander Mak. He has purchased one downtown property and is showing interest in the Java Junction building if the City would help with some of the costs of roof repair etc. as opposed to just demolition of the building. The Mayor noted he is serious about business in downtown Antigo which is great. Mayor Brandt stated staff will work on some plans with Mr. Mak so he can work on the roof prior to winter. He noted there may be a special meeting called to expedite this process. Mr. Mak has plans for the building that would be a welcome addition to the downtown.

Mr. Mak noted his first business is a screen printing and embroidery business. He further explained he is looking at an art gallery in the Java Junction building and feels that will be a nice fit with the winery next door.

Upon inquiry by Alderperson Fischer about what brought him to Wisconsin, Mr. Mak explained the American dream and he can open this business with no mortgage noting the costs are much higher in California. He feels he can keep people busy and cut costs.

Upon inquiry by Alderperson LeBrun, Mr. Mak noted he is looking at three to five employees.

INFORMATON ONLY

Adjournment

1. Motion to: Adjourn at 6:00 pm

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Kassis, Ward 3
SECONDER:	Rick LeBrun, Ward 6
AYES:	Rebstock, Fischer, Kassis, Bauknecht, LeBrun, Balcerzak, Henricks
ABSENT:	Carol Feller Gottard
EXCUSED:	Glenn Bugni

Bill Brandt, Chairperson

Date