



CITY OF ANTIGO

COMMITTEE OF THE WHOLE MEETING

COUNCIL CHAMBERS

Wednesday, October 31, 2018

CITY HALL, 700 EDISON STREET

5:50 PM

Call to Order

Discussion and Action May Occur on the Following Agenda Items:

1. Sale of Building at 812 Fifth Avenue (former Java Junction) to Alexander Mak for \$10.00
2. Reimburse Alexander Mak up to \$35,000 for Roof Replacement at 812 Fifth Avenue After the Work is Complete

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 25, 2018

BILL BRANDT



To: Mayor and City Council
From: Mark Desotell, Director of Administrative Services
Date: October 31, 2018
Re: Sale of Building at 812 Fifth Avenue (former Java Junction) to Alexander Mak for \$10.00

The former Java Junction building was taken over as a City-owned property as the result of the tax-reversion process on December 11, 2013. While the building had been vacant for a number of years prior to that date, there remained a desire to find an interested party for the potential renovation of the building. Over the years a number of interested entrepreneurs toured the building but were never quite able to finance their vision. That recently changed on Wednesday, October 24th when Mr. Alexander Mak of Southern California expressed a desire to the City's Committee of the Whole to save the building from potential demolition.

Mr. Mak recently purchased his first downtown building located at 729 5th Avenue (formerly known as Gold Miner Jewelers & Baker & Baker Resale) and has conducted extensive remodeling in order to prepare the site. He will be opening a business, with an expected 3 to 5 employees, capable of screening and embroidering shirts, hats, etc. under his "I-Stitch" brand.

He conducted a review of the former Java Junction and solicited estimates for the replacement of the deteriorated roof system and framing that had been compromised over the years due to limited maintenance efforts. His plan is to hire a contractor to initiate repairs the day after Council's anticipated approval of the building sale. Work will be completed in the best way possible in order to "shore-up" any structural problems previously caused by water damage in order to provide protection from the upcoming winter weather impacts. If time and weather permits the entire roof system will be repaired prior to the pending winter season.

In conjunction with this effort Mr. Mak's next priority will be to rehabilitate the main floor to prepare the retail space for his vision of providing an art gallery that will be capable of acting in concert with his "I-Stich" shop as well.

The efforts to replace the roof membrane and to reinforce the structural integrity of the roof frame damaged by the effects of the leaking roof are estimated to be upwards of \$40,000 to complete. This will represent only an initial investment as there will be additional remodeling needed to complete the renovation of the retail space (requiring

plumbing, electrical mechanical and carpentry updates).

It is my recommendation that the Committee of the Whole sell the former Java Juntion to Mr. Mak for the amount of \$10 and to provide a grant amount to assist with the roof replacement costs at an amount not to exceed \$35,000 from the City's demolition fund to address the deteriorating conditions of the building. The funds will only be made available upon completion of the roof replacement project and the submission of receipts documenting the completed work.