

CITY OF ANTIGO
COMMITTEE OF THE WHOLE
MINUTES OF MEETING HELD
OCTOBER 31, 2018

Committee of the Whole of the City of Antigo met in Regular Meeting on the above date at 5:53 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	Present	
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; Fred Berner, Antigo Daily Journal; Alexander Mak; Danna Gabriel; Laurie McConnell; and Camille Converse-Smith.

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

Mark Desotell, Director of Administrative Services, provided a memo advising that 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 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 at 729 Fifth Avenue and has conducted extensive remodeling in order to prepare the site. He will be opening a business with an expected three to five employees, capable of screening and embroidering shirts, hats, etc. under his "I-Stitch" brand.

Mr. Mak conducted a review of the former Java Junction building 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-Stitch" shop as well.

Mr. Mak's 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.)

Mr. Desotell recommends selling the former Java Junction building to Mr. Mak for \$10 and to provide a grant amount to assist with the roof replacement costs in 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.

Motion to sell the building at 812 Fifth Avenue to Alexander Mak for \$10.00.

RESULT:	RESOLUTION TO COUNCIL [UNANIMOUS]
	Next: 10/31/2018 6:00 PM
MOVER:	Scott Henricks, Ward 9
SECONDER:	Glenn Bugni, Ward 7
AYES:	Rebstock, Fischer, Kassis, Bauknecht, LeBrun, Bugni, Balcerzak, Henricks
ABSENT:	Carol Feller Gottard

2. Reimburse Alexander Mak up to \$35,000 for Roof Replacement at 812 Fifth Avenue After the Work is Complete

Mayor Brandt explained that the roof is in need of repair. Mr. Mak will not be eligible for an Entrepreneur's Grant on this building.

Aldersperson LeBrun wanted it on record that the \$35,000 is coming from the demolition fund, which was money that was to be spent to demo the building.

Mayor Brandt added to demo the building would have been quite a bit more than \$35,000.

Upon inquiry by Aldersperson Balcerzak, Mayor Brandt explained the total cost of replacing the roof will depend on the extent of the damage.

Alexander Mak reported he has had a roofer there and it will be stabilized tomorrow and then work on the roof itself will take place at a later date. He explained he plans to slowly work on the inside repairs.

Motion to reimburse Alexander Mak up to \$35,000 for roof replacement at 812 Fifth Avenue after the work is complete.

RESULT:	RESOLUTION TO COUNCIL [UNANIMOUS]
	Next: 10/31/2018 6:00 PM
MOVER:	Tim Kassis, Ward 3
SECONDER:	Barb Rebstock, Ward 1
AYES:	Rebstock, Fischer, Kassis, Bauknecht, LeBrun, Bugni, Balcerzak, Henricks
ABSENT:	Carol Feller Gottard

Any Other Matters

NONE

Adjournment

1. **Motion to:** Adjourn at 5:58 pm

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Rick LeBrun, Ward 6
SECONDER:	Glenn Bugni, Ward 7
AYES:	Rebstock, Fischer, Kassis, Bauknecht, LeBrun, Bugni, Balcerzak, Henricks
ABSENT:	Carol Feller Gottard

Bill Brandt, Chairperson

Date