



CITY OF ANTIGO

ECONOMIC DEVELOPMENT COMMITTEE MEETING

MULTI-PURPOSE ROOM

Monday, May 07, 2018

CITY HALL, 700 EDISON STREET

6:00 PM

Call to Order

Discussion and Action May Occur on Any of the Following Agenda Items:

1. Approval of the Minutes from the September 6, 2017 Meeting
2. Two Angels Facade Grant Request
3. Little Ceasers Facade Grant Request
4. JTM LLC (Professional Building) Facade Grant Request
5. Consideration for Entering into a Revised Lease Agreement with Antigo Signs & Display (Formerly known as Antigo Neon)

Any Other Matters Authorized by Law to be Considered

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: May 02,2018

BILL BRANDT



312 Forrest Avenue | Antigo, WI 54409 | 715.623.5123

www.langladecounty.org

To: City of Antigo-Economic Development Committee

From: Angie Close, Economic Development

Date: April 30, 2018

Re: Downtown Antigo Façade Grant Program

Please find attached three Façade Grant applications from Enser Velijoski, owner of Two Angels Restaurant and She Thome, owner of KMN, Inc. (Little Caesars Building) and JTM LLC (Professional Building).

Mr. Velijoski replaced windows in front and side of building in March of 2018. The work has already been performed and paid for. The grant guidelines states that applicants cannot start on their project until after receiving the approvals but he was unaware of the grant and spoke with the City Administrator and was told to submit paid bills EDC as a request. Also, the building is located outside of the grant eligible area but other buildings close to the proximity have been granted the funds (Thrivent Financial, Travis Rose & Joe Draeger building now USDA). Attached is the application along with the paid invoice. The total request would be \$2,346.53

Ms. Thome has two grant requests for two different locations. She is the owner of KMN, Inc. (Little Caesars) and JY LLC (Professional Building). Both locations have received façade grants in the past. The Little Caesars building received \$3,000 in August of 2012 when they opened the building for redesign of new windows and front. The Professional Building received \$3,000 for the replacement of windows and front entrance.

Mrs. Thome is re-painting the Little Caesars Building this year with an estimated cost of \$2,000.00. That reimbursement request would be for \$660.00.

Mrs. Thome will be patching concrete on front entrance and replacing and reposition can lights under the canopy in front of the Professional Building and wrapping aluminum around the front and rear entrances and awning. This reimbursement request would be for \$1,586.31. Attached are the applications along with estimates and pictures of both buildings.

If you have any questions, please give me a call at 715-623-5123.

Located in the Wood Technology Center of Excellence at NTC's Antigo Campus

Attachment: Close Memo and financial (2094 : Two Angels)

	Date	BusinessName	Contact	Project Description	Project Cost	Grant	Status	Balance		
	5/14/2011	per Resolution: 055-11				\$20,000.00		\$20,000.00		
1	5/25/2011	Hair Shack	Denis DeBroux	Paint building exterior	\$1,406.57	\$468.86	reimbursed	\$19,531.14		
2	6/1/2011	Lakeside	Pat Frey	Painting, gutters, metal siding, signage	\$128,527.00	\$3,000.00	reimbursed	\$16,531.14		
3	6/8/2011	McKormick Klessig	Mike Theisen	Refurbish Stucco	\$12,500.00	\$3,000.00	reimbursed	\$13,531.14		
4	6/23/2011	B&M Properties	Bob Curran	Windows & reface bldg	\$10,329.88	\$3,000.00	reimbursed	\$10,531.14		
5	7/14/2011	Ameriprise bldg	Tom Koss	Back façade, windows	\$13,673.51	\$3,000.00	reimbursed	\$7,531.14		
	7/29/2011	Thirsty Soul	Diane Konrath	windows, sign, replace boards	\$0.00	\$0.00	cancelled	\$7,531.14		
6	10/3/2011	Blue Awning	Mary Ann Kamps	back door, painting, signage	\$1,640.96	\$1,403.97	reimbursed	\$6,127.18		
7	10/4/2011	Downtown Apts	Angie Schreiber	masonry	\$3,343.64	\$1,114.55	reimbursed	\$5,012.63		
8	11/3/2011	Mode Beauty Shop	Bob Arlen	front windows, rear doors	\$6,670.00	\$2,223.33	reimbursed	\$2,789.30		
	12/14/2011	per Resolution: 133-11				\$20,000.00		\$22,789.30		
9	12/19/2011	City Gas	George Bornemann	awning, windows, signage	\$19,993.55	\$3,000.00	reimbursed	\$19,789.30		
10	1/10/2012	Computer Frontier	Brice Widner	windows	\$7,648.75	\$2,549.58	reimbursed	\$17,239.71		
11	6/4/2012	T.I.C	Ken Ducke	Stucco, Siding, windows-rear	\$9,100.00	\$3,000.00	reimbursed	\$14,239.71		
12	8/6/2012	Animals	Randy Coates	Windows, etc	\$13,665.44	\$3,000.00	reimbursed	\$11,239.71		
	8/30/2012	Fromstein	Helen Wanka	front awning		\$0.00	cancelled	\$11,239.71		
		Fromstein	Helen Wanka	front awning		\$0.00	cancelled	\$11,239.71		
13	8/30/2012	Draeger bldg	Joe Draeger	façade overhaul	\$17,800.00	\$3,000.00	reimbursed	\$8,239.71		
14	8/30/2012	Little Caesars	Sheri Lanser	signage	\$8,900.00	\$3,000.00	reimbursed	\$5,239.71		
15	8/30/2012	Downtown Fitness	patti Weber	window, paint sign	\$0.00	\$0.00	cancelled	\$5,239.71		
	10/12/2012	per Resolution 113-12				\$20,000.00		\$25,239.71		
16	9/4/2012	Antigo Auto Parts	Brian Cigel	Sealing and painting cinder block	\$5,316.59	\$1,772.19	reimbursed	\$23,467.52		
17	1/2/2013	Roseann Hoffman CPA	Roseann Hoffman	replace windows and patchwork	\$10,640.00	\$3,000.00	reimbursed	\$20,467.52		
18	5/6/2013	Creative Hairlines	Bob Beneshek	Awning	\$2,375.00	\$858.33	reimbursed	\$19,609.19		
19	6/3/2013	Professional Building	Sheri Lanser	Windows/Soffett/entrances	\$14,672.00	\$3,000.00	reimbursed	\$16,609.19		
20	6/17/2013	Remington's Gas	JP Remington	(waiting on Estimates)	\$45,000.00	\$3,000.00	reimbursed	\$13,609.19		
21	9/9/2013	Marty's Shell	Marty VerHagen	Windows/Soffett/entrances	\$9,000.00	\$3,000.00	reimbursed	\$10,609.19		
22	9/9/2013	Thirsty Soul	Diane Konrath	Windows	\$2,960.00	\$986.67	reimbursed	\$9,622.53		
23		Antigo Family Chiro	Gerald Rindal	Siding/ handicap ramp	\$4,798.42	\$1,599.47	reimbursed	\$8,023.05		
24	10/7/2013	Hoffman House	Tom Koss	Upper façade restoration	\$4,230.88	\$1,410.29	reimbursed	\$6,612.76		
25	10/7/2013	LI Angels Daycare	Mary Pavak	Awning	\$7,480.00	\$2,493.33	reimbursed	\$4,119.43		
26	10/7/2013	Galarowicz Electric	Jim Galarowicz	Windows, soffits	\$13,787.00	\$3,000.00	reimbursed	\$1,119.43		
27	10/7/2013	Johnson Chiro	Curt/Maggie John	repair front of office	\$9,155.00	\$1,051.67	reimbursed	\$67.76		
	11/13/2013	Resolution 122-13				\$20,000.00		\$20,067.76		
28	6/2/2014	Unique Professions	Steph Tatro	windows, painting	\$4,613.60	\$1,537.87	reimbursed	\$18,529.89		
29	6/2/2014	Keglers	Karl Kegler	painting, mason work	\$4,911.82	\$1,637.27	reimbursed	\$16,892.62		
30	8/4/2014	Stern Rental LLC	Korey Stern	Doors, painting exterior		\$0.00	cancelled	\$16,892.62	year date expired	
31	8/4/2014	Dr. Becker	Bill Becker	Windows	\$766.69	\$255.56	reimbursed	\$16,637.06		
32	8/4/2014	Neve's Furniture	Gordon/Lisa Neve	Awning, sign	\$8,859.40	\$2,953.13	reimbursed	\$13,683.92		
	12/1/2014	The Rental Center Bldg	Joe Draeger	soffit, windows, aluminum wraps	\$11,050.07	\$3,000.00	reimbursed	\$10,683.92		
	4/6/2015	Travis Rose Properties	Travis Rose	Windows, siding-south side	\$72,320.27	\$3,000.00	reimbursed	\$7,683.92		
	2/1/2015	Banquet on a Bun	Michael Cafferro	Windows, door, stucco, front	\$9,000.00	\$3,000.00	approved	\$4,683.92		
				steps, rebar, mesh, loading dock, canopy						
	5/2/2016	Nature's Heat Source	Don Fischer		\$4,211.90	\$1,403.97	reimbursed	\$3,279.96		
	6/7/2016	BreMax Insurance	Lynn Henricks	doors, windows, walls	\$9,607.35	\$3,000.00	reimbursed	\$279.96		
	6/8/2016	Resolution 056-16				\$20,000.00		\$20,279.96		
	9/6/2017	Antigo Auto Parts	Brian Cigel	awning, sealing and painting	\$8,925.00	\$1,227.81	approved	\$19,052.15		
Total completed projects to date					\$481,136.04					



312 FORREST AVENUE • ANTIGO WI 54409

Angie Close • Director
aclose@co.langlade.wi.us • (715) 623-5123

CITY OF ANTIGO DOWNTOWN FAÇADE GRANT

PROGRAM OBJECTIVES AND CRITERA

Attractive building facades support and encourage local businesses. They have a large effect on the attractiveness and marketability of the surrounding area. The Downtown Antigo Façade Improvement Grant Program is designed to provide financial assistance to property owners or tenants looking to improve or restore the original historic features of the physical external appearance exclusively of the front and rear of commercial businesses ultimately enhancing Downtown Antigo. Grant funds are made available through Tax Incremental Financing District Four (see attached map).

PROGRAM OBJECTIVE

Restoring, or substantially beautifying, or enhancing the entire façade or elevation of a downtown Antigo commercial building.

Applicant Eligibility Requirements

Property owners or tenants of service or commercial/mixed-use structures located within the downtown Central Business District are eligible to apply. In the case where the leaseholder is the applicant, the permission of the property owner is required.

All existing commercial, service or mixed –use buildings within the district (see map) are eligible to receive funding. Property taxes and other City accounts must be current.

Eligible Improvements

All grant funded improvements are for the external front and rear façade and must be permanent and fixed in type and/or nature. Improvements must meet all City of Antigo code requirements including zoning, building and safety codes. The applicant must obtain all necessary permits and pay any corresponding fees.

The City of Antigo's Economic Development Committee reserves the right to determine the eligibility of all items in a project's scope of work. Eligible items include, but may not be limited to:

- Façade Rehabilitation
- Door and window repair and replacement
- Exterior painting
- Masonry cleaning and /or repair
- Awnings
- Lighting
- Shutters
- Gutters
- Hardscape services: decks, fountains, patios, etc.

Ineligible Improvements

- Cost of new construction, repair or replacement of a new roof unless it is a significant architectural element of the building and is visible from street level in the immediate vicinity of the building.
- Work that principally involves minor repairs, painting or maintenance
- Billboards
- Landscaping
- Removal of architecturally significant features
- Paving
- Sandblasting
- Purchase of property
- Inventory and operating capital
- Any activity completed prior to receiving final approval of grant funds
- New construction or additions that would increase space.
- Work performed 30 days or more prior to approval of the application will not be eligible for reimbursement of façade grant funds
- Signage

Buy Local

Whenever possible, Applicants are strongly encouraged to use local contractors to complete all tasks associated with their renovation. This will not only help garner support to continue this program, but more importantly help boost our local economy.

Application review process

In order to qualify, applicants cannot start on their project until after receiving the necessary approvals. If work begins before application or approval, the City cannot fund the project with Façade Improvement Grant funds.

1. Applications must be submitted to the Economic Development Corporation. An application from a tenant must include a copy of the lease and written approval from the owner.
2. The applicant must submit photographs of the facades to be improved.
3. A Team may visit the site to discuss the proposed improvements. If the proposal meets the requirements of the Façade Grant Program, a Conditional Letter of Approval will be sent to the owner/tenant. This letter may require modifications or changes to the original proposal.
4. If the application is conditionally approved, the owner/tenant may be required to prepare and submit cost estimates and drawings of the proposed work, in order to obtain final approval.
5. The applicant must obtain permits for the required work.
6. Applicant must provide proof of matching documentation before drawing out grant funds.

Evaluation Criteria

The City of Antigo's Economic Development Committee's decision to accept an application will be based on available funds, the merits of the proposed project, and the support it provides to the general beautification of Downtown Antigo. **All approved projects will meet the criteria presented in this document.**

- Appropriateness to the original, historic façade of the building
- Significant improvement of the visual appearance of the building and surrounding area
- The level of investment being made to the property
- Collective participation of adjacent property owners, if applicable
- How it relates to the overall existing architecture

Grant Award

Grants will be awarded on a first-come, first-serve basis; and will be awarded based on the Evaluation Criteria. This is a reimbursable program. For every \$3 that the applicant spends, they can be reimbursed \$1 of grant funding to a maximum of \$3000 per applicant. The applicant must use private, non-City, funds to match the City's grant. If funding is not approved, applicants are encouraged to reapply during a future grant cycle.

CITY OF ANTIGO
FAÇADE IMPROVEMENT GRANT PROGRAM APPLICATION

Applicant: _____ Phone: _____
Business Name: _____ Email: _____
Business Address: _____
Property Owner: _____
Address: _____
Definition of Project Scope: _____

PROJECT BUDGET

List Individual Project Elements (Awning, painting of trim, etc.)

Category	Frequency	Percentage
1. Frequency of use		
2. Duration of use		
3. Location of use		
4. Time of day		
5. Type of activity		
6. Age group		
7. Gender		
8. Education level		
9. Income level		
10. Marital status		
11. Employment status		
12. Health status		
13. Family size		
14. Home ownership		
15. Car ownership		
16. Travel frequency		
17. Travel mode		
18. Travel purpose		
19. Travel duration		
20. Travel frequency		
21. Travel mode		
22. Travel purpose		
23. Travel duration		
24. Travel frequency		
25. Travel mode		
26. Travel purpose		
27. Travel duration		
28. Travel frequency		
29. Travel mode		
30. Travel purpose		
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135. Travel duration		
136. Travel frequency		
137. Travel mode		
138. Travel purpose		
139. Travel duration		
140. Travel frequency		
141. Travel mode		
142. Travel purpose		
143. Travel duration		
144		

REQUIRED ATTACHMENTS

Photographs of façade to be improved

Copy of lease, land contract, deed, or current tax bill

Written authorization from landowner if tenant is the applicant

Bids, estimates, contracts, design drawings, if appropriate

APPLICANT'S CERTIFICATION

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Antigo Façade Grant Program and is true and complete to the best of the applicant's knowledge and belief.

Signature: _____ Date: _____

Signature: _____ Date: _____

Please send this completed application and accompanying materials to:

Langlade County Economic Development Corporation

Attn: Angie Close

312 Forrest Avenue, Antigo WI 54409

715-623-5123

aclose@co.lanlade.wi.us lanladecountyedc.org

Attachment: Close Memo and financial (2094 : Two Angels)

CITY OF ANTIGO
FAÇADE IMPROVEMENT GRANT PROGRAM APPLICATION

Applicant: ENSER VELIJOSKI Phone: 715-216-3791
 Business Name: TWO ANGELS Email: /
 Business Address: 800 SUPERIOR ST
 Property Owner: ENSER VELIJOSKI
 Address: _____
 Definition of Project Scope: GLASS REPLACEMENT

PROJECT BUDGET

List Individual Project Elements (Awning, painting of trim, etc.)

<u>GLASS DOOR FRONT</u>	<u>5454.35</u>
<u>4-14 BACK</u>	<u>1656.35</u>
_____	_____
_____	_____
_____	_____
_____	_____
Total:	<u>7110.70</u>

REQUIRED ATTACHMENTS

Photographs of façade to be improved
 Copy of lease, land contract, deed, or current tax bill
 Written authorization from landowner if tenant is the applicant
 Bids, estimates, contracts, design drawings, if appropriate

APPLICANT'S CERTIFICATION

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Antigo Façade Grant Program and is true and complete to the best of the applicant's knowledge and belief.

Signature: Ensa Velijoski Date: 4.24.18
 Signature: _____ Date: _____

Please send this completed application and accompanying materials to:

The Economic Development Corporation
 Attn: Angie Close
 312 Forrest Avenue, Antigo WI 54409
 715-623-5123 (p)
aclose@co.langlade.wi.us langladecountyedc.org

Attachment: Two Angels Request (2094 : Two Angels)

☒ Track your expenses...		☐ TAX-DEDUCTIBLE ITEM		5001
☐ Clothing ☐ Credit Card ☐ Entertainment	☐ Food ☐ Utilities ☐ Insurance	☐ Transportation ☐ Mortgage ☐ Other:	4.3.18	

THE GLASS COMPANY

SEVEN THOUSAND ONE HUNDRED TEN / 70

BALANCE FORWARD	
THIS ITEM	711270
BALANCE	
DEPOSIT	
OTHER	
BALANCE FORWARD	

For added security, your name and account number do not appear on this copy.

NOT NEGOTIABLE

THE GLASS COMPANY

1045 SOUTH SUPERIOR STE 1
ANTIGO WI 54409-0000

IGC-0326-29809

3/26/2018

(715)623-3751 (866)334-7673
Fax: (715)627-4896

INVOICE

TWO ANGELS
800 SUPERIOR ST
ANTIGO WI 54409-

(715)623-2321

Qty.Part	Description	List	Price	Net
8 2 X 4				
1 4 X 8 STEEL	CORK BOARD	15.00	15.00	120.00
1 INSULATION		150.00	150.00	150.00
1 PLYWOOD		50.00	50.00	50.00
2 STEELS	SHEETS	40.00	40.00	40.00
1 LABOR	LABOR	150.00	150.00	300.00
1 Payment	by Check # 5001 4/3/2018	910.00	910.00	910.00
			(1,656.35)	(1,656.35)

Subtotal	1,570.00
Sales Tax	86.35
Total	\$1,656.35
Balance:	\$0.00

Attachment: Two Angels Request (2094 : Two Angels)

THE GLASS COMPANY

1045 SOUTH SUPERIOR STE 1
ANTIGO WI 54409-0000

IGC-0326-29810

3/26/2018

(715)623-3751 (866)334-7673
Fax: (715)627-4896

INVOICE

TWO ANGELS
800 SUPERIOR ST
ANTIGO WI 54409-

(715)623-2321

Qty.Part	Description	List	Price	Net
3 600	INSULATED GLASS (71.5 x 51.25)			
		365.00	365.00	1,095.00
3 600	INSULATED GLASS (62.5 x 51.25)			
		335.00	335.00	1,005.00
1 600	INSULATED GLASS (63.00 x 51.25)			
		335.00	335.00	335.00
2 600	INSULATED GLASS (71.75 x 51.25)			
		365.00	365.00	730.00
2 600	INSULATED GLASS (56.58 x 51.25)			
		300.00	300.00	600.00
1 600	INSULATED GLASS (71.75 x 51.25)			
		365.00	365.00	365.00
1 LABOR	LABOR			
		1040.00	1,040.00	1,040.00
1 Payment	by Check # 5001 4/3/2018			
			(5,454.35)	(5,454.35)

Attachment: Two Angels Request (2094 : Two Angels)

BRONZE

Subtotal	5,170.00
Sales Tax	284.35
Total	\$5,454.35
Balance:	\$0.00

Attachment: Two Angels Request (2094 : Two Angels)

CITY OF ANTIGO
FAÇADE IMPROVEMENT GRANT PROGRAM APPLICATION

Applicant: Sheri Thomae Pho. 54196614
 Business Name: KMN Inc (Little Caesars) Email: neri35us@yahoo.com
 Business Address: 733 Superior St Antigo WI 54409
 Property Owner: Matt Hayerk
 Address: _____
 Definition of Project Scope: Paint Front + Side of building along Hwy 45.

PROJECT BUDGET

List Individual Project Elements (Awning, painting of trim, etc.)

<u>Paint + Primer.</u>	<u>500⁰⁰ (Est)</u>	<u>See Provide Receipts</u>
<u>Painter</u>	<u>1500⁰⁰</u>	
_____	_____	
_____	_____	
_____	_____	
_____	_____	
_____	_____	
Total:	<u>2000⁰⁰</u>	

REQUIRED ATTACHMENTS

Photographs of façade to be improved
 Copy of lease, land contract, deed, or current tax bill
 Written authorization from landowner if tenant is the applicant
 Bids, estimates, contracts, design drawings, if appropriate

APPLICANT'S CERTIFICATION

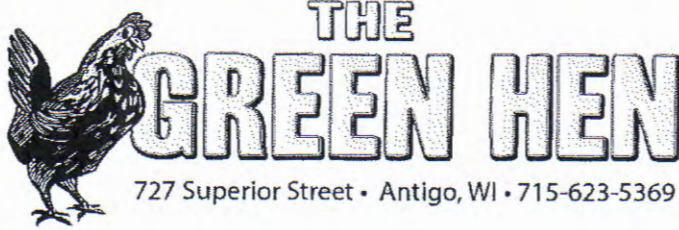
The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Antigo Façade Grant Program and is true and complete to the best of the applicant's knowledge and belief.

Signature: Sheri Thomae Date: 4/20/18
 Signature: _____ Date: _____

Please send this completed application and accompanying materials to:

Langlade County Economic Development Corporation
 Attn: Angie Close
 312 Forrest Avenue, Antigo WI 54409
 715-623-5123
aclose@co.langlade.wi.us langladecountyedc.org

Attachment: Little Caesar Request (2095 : Little Caesars)



Natural Living Market
and the **LUNCHEONETTE**

04/23/18

Matthew S. Hayek (owner)

Natural Living LLC

727 Superior St.

Antigo, WI. 54409

To whom it my concern:

Sheri Tohmae (KMN, Inc.) has my permission to move forward with new paint to match the existing colors for the Little Caesars portion of the building at 733 Superior St. All new paint colors/ finishes will remain the same as the previous treatments. All work shall be performed in a professional and workmanlike manner, in compliance with all government requirements.

Sincerely,

Matthew S. Hayek (owner)

Natural Living LLC

Attachment: Little Ceasar Request (2095 : Little Ceasers)

389187

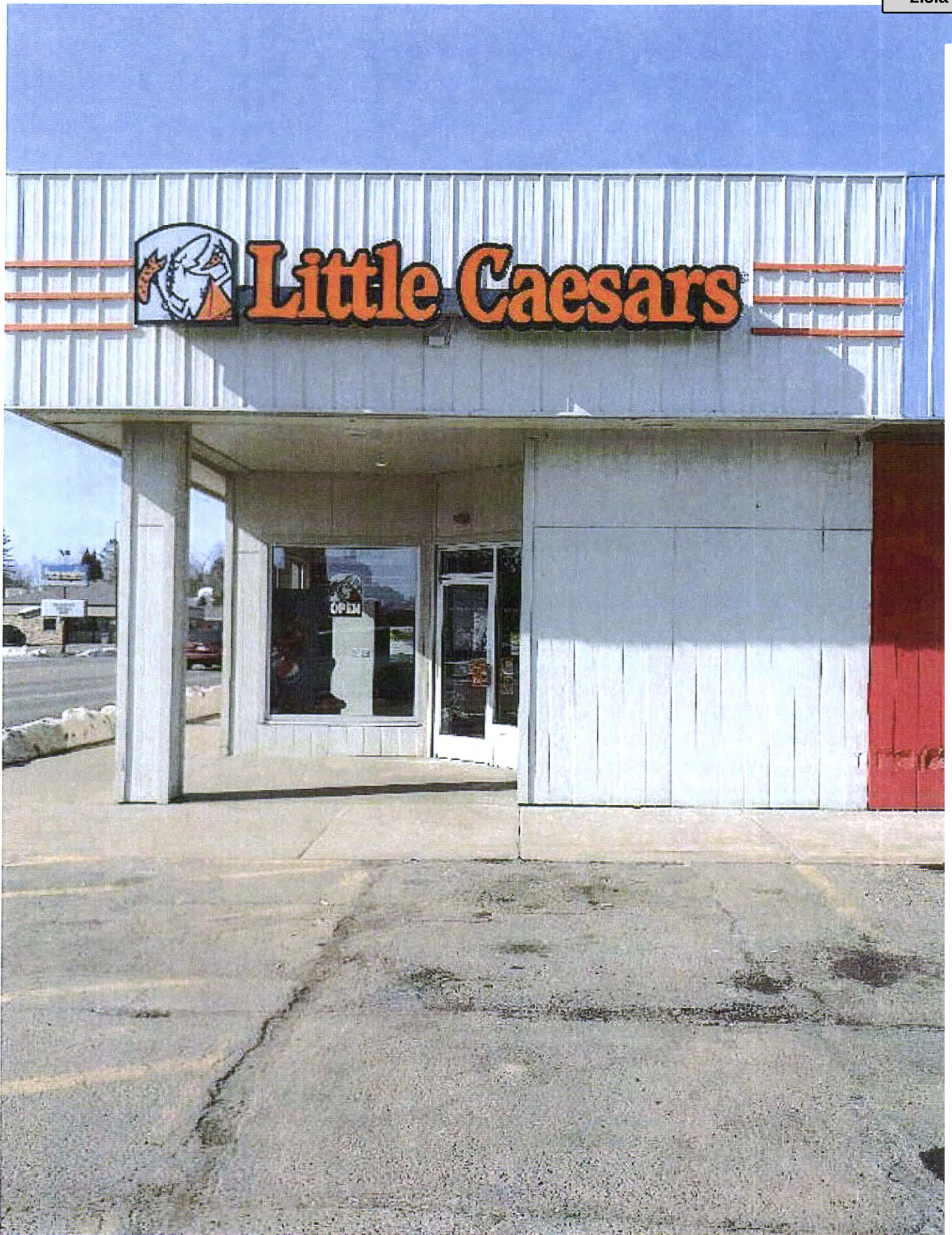
Paint by Brian

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE 4-11-10	
NAME Little Caesars					
ADDRESS 733 Superior					
CITY, STATE, ZIP					
SOLD BY		CASH	C.O.D.	CHARGE	ON ACCT.
				MDSE RETD	PAID OUT
QUANTITY	DESCRIPTION			PRICE	AMOUNT
1					
2	Presser Wash + Paint				
3	Little Caesars Exterior				1500.00
4					
5	Semi Gloss				
6	Exterior				
7	Exterior Primer				
8					
9	Paint Provided by				
10	KMN Inc				
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
RECEIVED BY		quote		1500.00	

5805

KEEP THIS SLIP FOR REFERENCE

Attachment: Little Ceasar Request (2095 : Little Ceasars)



Attachment: Little Caesar Request (2095 : Little Ceasars)



Attachment: Little Caesar Request (2095 : Little Ceasars)

CITY OF ANTIGO

FAÇADE IMPROVEMENT GRANT PROGRAM APPLICATION

Applicant: Sheri Thomas Phone: 920-419-6614
 Business Name: JTM LLC Email: _____
 Business Address: 608 Superior St #5 Antigo WI 54409
 Property Owner: JTM LLC - Sheri Thomas
 Address: Same
 Definition of Project Scope: 3 Cover Chipping Paint + Concrete Repair
+ Relight the front. Cover Chipping Paint + Rotting Wood.
on Back. Around Entrance.

PROJECT BUDGET

List Individual Project Elements (Awning, painting of trim, etc.)

<u>Wrap Awning in Aluminum</u>	
<u>Wrap Door Jam +</u>	
<u>Wood Closures in Back</u>	<u>4182.00</u>
<u>Sign in Rear of Bld.</u>	
<u>Concrete Repair in Front</u>	
<u>Replace Recess Lighting</u>	<u>625.00</u>
<u>in front Canopy</u>	
Total:	<u>4807.00</u>

REQUIRED ATTACHMENTS

Photographs of façade to be improved
 Copy of lease, land contract, deed, or current tax bill
 Written authorization from landowner if tenant is the applicant
 Bids, estimates, contracts, design drawings, if appropriate

APPLICANT'S CERTIFICATION

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Antigo Façade Grant Program and is true and complete to the best of the applicant's knowledge and belief.

Signature: Sheri Thomas Date: 4/26/18
 Signature: _____ Date: _____

Please send this completed application and accompanying materials to:

Langlade County Economic Development Corporation
 Attn: Angie Close
 312 Forrest Avenue, Antigo WI 54409
 715-623-5123
aclose@co.langlade.wi.us langladecountyedc.org

Attachment: Professional Bldg Request (2096 : Profession Bldg)

Nicholson Builders Inc

W10082 Cty G
Antigo, WI 54409**Estimate**

Date	Estimate #
4/25/2018	79

Name / Address
Sherry Thomac/Professional Bldg JTIM

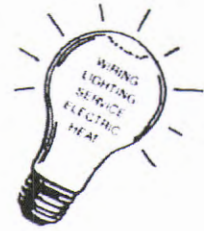
			Project
Description	Qty	Cost	Total
Wrap all wood trim with aluminun soffit and facia front and back Concrete. Patching on Front Entrance + Hang Signs on Rear of building.		4,182.00	4,182.00
Estimate is good for 30 days Gumby 623-7475 or 350-1375		Total	\$4,182.00

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Jerry Thomas
ELECTRIC CENTER

N3484 WESTERN AVENUE • ANTIGO, WISCONSIN 54409-1147
 715-623-7185



Date: April 26, 2018

JTM LLC

608 Superior Street Unit 5

Antigo, WI 54409

Estimate: Replace and reposition Can Lights under the Canopy in front of the Professional Building

Appx Price \$625.00

Thank you

Accounts over 30 days; periodic interest 1 1/2% per month, 18% per year may be charged
 Minimum interest charge of 75 cents for balances under \$50.00.

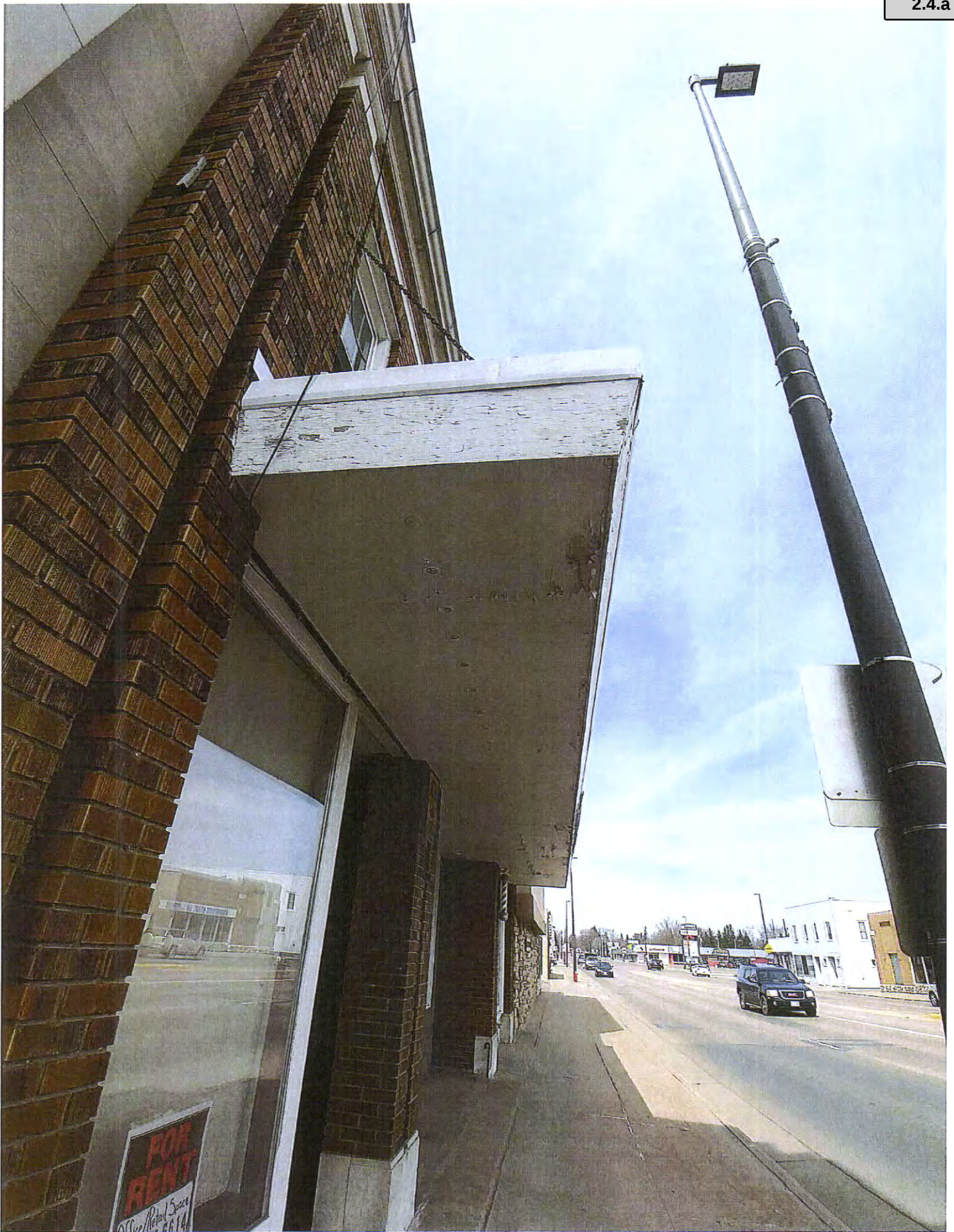
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To: Mayor and City Council
From: Mark Desotell, Director of Administrative Services
Date: May 07, 2018
Re: Consideration for Entering into a Revised Lease Agreement with Antigo Signs & Display (Formerly known as Antigo Neon)

On November 3, 2014 the City of Antigo & Antigo Neon, LLC entered into a Lease Agreement establishing a low-interest loan for the lease-purchase of the property & building formerly known as Fallon Neon. Antigo Neon (now known as Antigo Sign & Display) approached the City and has requested the consideration of new terms relative to their remaining principal balance, rate of interest along with an updated amortization schedule. The November 3, 2014 Lease terms were based on the following:

- Principal amount of \$655,000
- 4.19% per annum interest rate
- Ammortization over 20 years resulting in a monthly payment of \$4,035.05
- Payment in Lieu of Taxes (PILT) based on initial amount of 2,002.14 per month and any future adjustments based on year-end assessed value calculations

Antigo Sign & Display is seeking to restructure their current Lease Agreement based on the remaining loan balance based on the following:

- Principal balance effective as of date of Council approval (anticipated June 2018)
 - April 2018 principal balance was +/- 576,000
- 4.19% per annum interest rate
- New amortization schedule based on 20 years with a 5-year balloon payment
- Payment in Lieu of Taxes based on current assessment + any future adjustments

The final terms/payment amounts of the restructured loan will be established at the May FP&L meeting for Council consideration in June. Antigo Sign & Display continues to be a strong employer and have met the terms of the current Lease Agreement with the City. It is my recommendation that the Economic Development Committee advance their support of a restructured Lease Agreement onto Council for their consideration which will also include the recommendations from the May FP&L Committee action. The revised document will be provided to the City Attorney for review and comment.

LEASE

THIS LEASE concluded at Antigo, Wisconsin, this 3rd day of November, 2014, between the **CITY OF ANTIGO, WISCONSIN**, a municipal corporation, sometimes hereinafter called the "Landlord", and **ANTIGO NEON, LLC**, a Wisconsin Limited Liability Company, sometimes hereinafter called the "Tenant";

WITNESSETH:

1. The City of Antigo has an interest in promoting economic development within the City to spur industrial growth and job creation and retention. As part of this promotion of economic development, the City has determined that it is of a public benefit and a public purpose to make low interest loans to appropriate industry and to assist commerce and industry with building and development projects through lease-purchase agreements with the Antigo Economic Development Services, Inc. and the City of Antigo.

2. The Landlord shall Lease to the Tenant the premises described in Addendum "A" attached hereto and made a part of the appurtenances thereto, including the industrial building located thereon, all of which is sometimes herein referred to as the Demised Premises. This Lease shall be for the term of five (5) years beginning on the date of delivery by Landlord and acceptance by Tenant of possession of the industrial expansion on the Demised Premises. Although the lease term will not commence until the above date, this Agreement shall be binding upon the parties at execution of this Agreement. This lease shall supersede any other existing leases for the property.

3. Tenant shall pay annual rent for the Demised Premises payable in equal monthly installments as follows:

Total payments of principal amount of \$655,000 plus interest at 4.19% per annum to be amortized over 20 years with a balloon payment paying the entire balance due five (5) years from October 1, 2014. Monthly payments are \$4,035.05 due the first day of each month commencing October 1, 2014.

In addition to the aforesaid rental payments, Antigo Neon, LLC shall pay the City of Antigo a payment in lieu of taxes calculated as follows:

The payment in lieu of taxes shall be determined based on the assessed value and the tax rate each year and is to be paid over a 12 month period with the 2014 monthly payment of \$2,002.14 to begin in August, 2014.

All rent and payment in lieu of tax shall be payable to the City of Antigo at City Hall, 700 Edison Street, Antigo, Wisconsin 54409, or at such other address as Landlord shall designate in writing to Tenant.

4. As additional rental, throughout the term of this Lease, the Tenant shall pay without credit or reimbursement from Landlord, the following charges and costs, on or before the due date of payment thereof:

A. The cost of all electric power, water, heat, gas and other utilities with respect to the use and occupancy of the Demised Premises by Tenant.

B. The cost of all insurance premiums upon the building and improvements now standing upon, or which may hereafter be erected upon the Demised Premises together with the fixtures therein, so as to keep the same insured against loss resulting from fire and other hazards normally covered by a fire and extended coverage and additional perils policy of insurance, in solvent insurance companies reasonably acceptable to Tenant and Landlord, in an amount not less than the full insurable value of the building improvements and fixtures in and upon the Demised Premises belonging to the Landlord. Such insurance shall be issued in the name of the Landlord and Tenant as their interests shall appear.

C. The cost of public liability insurance in such form as the Landlord shall reasonably require, insuring both the Landlord and Tenant, in amounts not less than \$1,000,000.00 insuring the Landlord against liability for injury to property, \$1,000,000.00 against liability for injury to persons or loss of life arising out of and in connection with the Tenant's use and occupancy of the premises with limits of \$1,000,000.00 for one (1) person and \$2,000,000.00 for any number of persons injured or killed in any one accident.

D. The cost of special assessments charged against the Demised Premises during the term of the Lease provided, however, that Tenant shall be entitled at its option, to pay said assessments in installments over the maximum period of time permitted by the ordinances of the City of Antigo. It is understood and agreed that Tenant shall not be required to pay for any assessments which arise solely out of Landlord's obligation to furnish Tenant with a completed building and the usual building site improvements, including necessary utilities and means of ingress and egress to the building.

If the Tenant shall fail to pay for any of the foregoing charges, insurance premiums, and assessments promptly as the same shall become due, or if Tenant shall fail to keep the Demised Premises and all buildings and other improvements repaired as required under the provisions of Section 5 hereof, the Landlord shall have

the right to pay the same (or make all necessary repairs), in which event the amount so paid by Landlord shall bear interest at ten percent (10%) per annum from date of payment and shall become due and payable by Tenant upon written demand, and failure of Tenant to repay the Landlord within five (5) days after written demand shall constitute a material default hereunder.

5. During the term of this Lease, the Tenant shall keep the Demised Premises and all building and other improvements thereon in good repair and shall surrender them at the expiration of this Lease (unless Tenant elects to purchase said Demised Premises) in as good condition as when delivered to the Tenant, reasonable wear and tear or damage or destruction by fire or other casualty excepted.

6. Subject to the provision of Section 7, 8, and 11 below, the Tenant shall be permitted to make any alterations, additions, or improvements upon the Demised Premises. All structural improvements to the Demised Premises made by the Tenant during the term of this Lease shall become the property of the Landlord without any reimbursement whatsoever by the Landlord to the Tenant; provided, however, that all removable installations affixed by Tenant, including, without limitation, shelves for storage, bins, pallets, lighting fixtures and office fixtures which are removable may be removed by Tenant upon the termination of this Lease, but it shall be the obligation of the Tenant to promptly repair any unused damage caused by the removal thereof.

7. In making any alteration, addition, or improvement and in using and occupying the Demised Premises, Tenant shall comply with the building code and all ordinances and safety regulations of every governmental authority pertaining to such work or such use or occupancy. The Tenant shall indemnify and save Landlord harmless from and against all expenses, claims or improvement, addition to or use of occupancy of the Demised Premises.

8. If any construction lien or other lien shall be filed against the Demised Premises or any building or improvement filed against the Demised Premises or any building or improvement thereof by reason of or arising out of labor or material furnished, or alleged to have been furnished, or to be furnished, to or for the Tenant, or for or by reason of any change, alternation, or addition, the Tenant shall promptly cause the same to be cancelled and discharged of record and shall also defend, on behalf of the Landlord, at the Tenants sole cost and expense, any action, suit, or proceeding which may be brought thereof or for the enforcement of such lien, and the Tenant will pay all damage and discharge for every judgment entered therein and save harmless the Landlord from every claim or damage resulting therefrom.

9. The Tenant shall not conduct or permit to be conducted in or upon the Demised Premises any business or permit any act which is contrary to or in violation of the statutes, ordinances or lawful regulations of any governmental authority; otherwise, Tenant may use and occupy the Demised Premises for all lawful purposes.

10. If the Demised Premises or any part hereof, shall be sublet, or if this Lease were assigned by Tenant, the Tenant shall remain liable for the performance of all conditions, covenants, and obligations under this Lease, notwithstanding any assignment or sublease. There shall no be sublease or assignment by Tenant without the written consent of the Landlord, which consent shall not be unreasonably withheld.

11. No building upon the Demised Premises shall be removed, torn down or any alterations made thereof by Tenant which will diminish the value thereof without the written consent of the Landlord.

12. Landlord shall not be liable and Tenant shall save and hold harmless from all injury or damage to persons or property resulting from fire explosions, falling plaster, steam, gas, electricity, water, rain or snow or leaks from pipes, appliances or plumbing works, or from the roof, street or sub-surface, or any other cause whatsoever, it being specifically understood by Tenant that Tenant will accept the Demised Premises in its condition at the commencement of this Lease. Landlord shall not be liable and Tenant shall hold harmless from any injury or damage to persons or property resulting from casualty or any other cause whatsoever.

13. If the Demised Premises or any portion thereof shall be destroyed or damaged by fire or other cause, the improvements so destroyed or damaged shall be restored or repaired without delay at the sole expense of Tenant, without diminution or abatement in rent, in which event all insurance proceeds due or payable by reason of such fire or other casualty shall be for the benefit of the Tenant, but such proceeds shall be utilized solely for such restoration or repair and business interruption claims; provided, however, that if the Tenant shall deem it impracticable to restore or repair the Demised Premises, the Tenant shall have the option to terminate this Lease as of the end of a calendar month upon giving the Landlord at least ninety (90) days written notice, on condition that all insurance proceeds (other than on account of business interruption claims and tenant's property) shall be payable to the Landlord; but the option herein granted to the Tenant shall not be exercisable unless such insurance proceeds shall at least equal the Landlord's cost of each depreciable improvement to the Demised Premises reduced by a depreciation factor of two and one-half percent (2 ½ %) per annum on a straight-line basis, disregarding fractional parts of a month, computed as of the termination date of the Lease by the Tenant.

14. The Tenant shall permit Landlord to examine Demised Premises at all reasonable times upon reasonable notice. Unless Tenant exercises its right to purchase the Demised Premises during the four (4) months prior to the expiration of this Lease, the Landlord may exhibit the Demised Premises to prospective tenants or purchasers, and place upon the Demised Premises the usual notice "To Let" or "For Sale".

15. The Tenant shall have the right to use all Landlord's easements and rights-of-way granted that are appurtenant to or for the benefit of the Demised Premises, subject to the terms and conditions of such easements and rights-of-way. Likewise, in the event of

default, Landlord shall be granted an easement or right-of-way by tenant for access to the Demised Premises in the event the same shall revert to Landlord.

16. If the Tenant shall abandon or vacate the Demised Premises prior to the expiration of this Lease or violate any of the Tenants obligations under this Lease and fail to make steps within thirty (30) days after notice thereof from Landlord, and exert continuous and diligent efforts to remedy such violation after receiving said notice, the Landlord may enter upon the Demised Premises, remove signs and chattel property of the Tenant, at Tenants expense, and without notice terminate the Lease and sue for and recover all rents and damages accrued under this Lease or arising out of any violations thereof.

17. If during the term of this Lease, the Tenant shall be adjudicated bankrupt, shall file any petition for relief under the Bankruptcy Code, or make a general assignment for the benefit of creditors under any insolvency acts, or if a permanent receiver or trustee in bankruptcy shall be appointed for the Tenant's property, and if such appointment or a temporary receiver shall be appointed for Tenant's property, and if such appointment of a temporary receiver shall not be vacated and set aside within thirty (30) days from the date of such appointment, then, if any of the foregoing events, at its option, on fifteen (15) days notice in writing served as provided in Paragraph 18 hereof the Landlord may, at its election, terminate this Lease and thereupon this Lease and the term hereof shall automatically cease at the expiration of fifteen (15) day period and it shall be lawful to the Landlord, at its option, to enter the Demised Premises, or any part thereof and to have, hold, repossess and enjoy the Demised Premises and to remove all persons and property therefrom by summary proceedings, or by any action or proceeding, anything herein contained to the contrary notwithstanding.

18. Every notice which, under the terms of this Lease or by any statute or ordinance now or hereafter in force, is provided or required to be given, shall be sent by registered mail or certified mail, return receipt requested, postage prepaid, directed as follows:

- A. To the Tenant at 1412 Deeglise Street, Antigo, Wisconsin 54409 or at such other address as the Tenant may designate by notice in writing from time to time.
- B. To the Landlord, at City Hall, 700 Edison Street, Antigo, Wisconsin 54409 or at such other address as the Landlord may designate by notice in writing from time to time.

19. Landlord covenants and agrees that if the Tenant shall perform all the covenants and agreements herein stipulated to be preformed on the Tenant's part, then at all times during said term the Tenant shall have the peaceful and quiet enjoyment of the Demised Premises without any manner of let or hindrance from Landlord or any person or persons lawfully claiming against the Demised Premises. Landlord warrants and covenants that Landlord has full right and lawful authority to enter into and perform the

terms of this Lease, and has good and marketable title to the Demised Premises free and clear of all liens, encumbrances, clouds, and defects whatsoever.

20. If the whole or any part of the Demised Premises shall be taken by any public authority under power of eminent domain, or if the same shall be conveyed under threat thereof then this Lease shall terminate only as to that portion so taken or surrendered from the date of such taking, or surrender of possession thereof for any public purpose, and the rent shall be paid up to that day, and from that day Tenant shall continue in possession of the remainder of the Demised Premises under the terms of this Lease, and the rent shall be reduced in proportion to the amount of the Demised Premises so taken or surrendered. However, if any portion of the building on the Demised Premises shall be so taken or surrendered, the Landlord, at its expense, shall promptly repair the remaining portion of the building not so taken, if upon completion of such repair, the Demised Premises would be reasonably suited to the uses, in Tenant's reasonable judgment, to which the same were put by Tenant immediately prior to such taking or surrender. However, if the building could not so be repaired, the Tenant may terminate this Lease by written notice to Landlord given within ninety (90) days after Tenant shall have notice of such taking or surrender. If there shall be a total taking or surrender in lieu of taking of the Demised Premises, or a partial taking or surrender resulting in a termination of this Lease as hereinafter provided, any condemnation award or settlement shall be paid to Landlord and applied to the purchase option granted to Tenant pursuant to paragraph 21. However, nothing herein contained shall be construed to prevent Tenant from interposing, prosecuting, or collecting any claim in any proceeding for condemnation or eminent domain for the value of any construction, improvements, buildings, or fixtures built, installed, completed, contracted for, or made on, in or to the Demised Premises by Tenant at its cost to the extent that same could not be removed from the Demised Premises (less depreciation on the cost thereon on a straight-line basis amortized over a ten (10) year period from the commencement date of this Lease, using as a basis the actual cost of such construction, improvements, buildings or fixtures). Nothing herein shall be construed to prevent Tenant from making a separate claim against the taking authority to which Tenant might be entitled, in law, or in equity, on account of damages, losses, or costs sustained by Tenant because of such taking, except a claim for recovery of the value of its leasehold estate.

21. Landlord hereby grants to Tenant the option to purchase the Demised Premises. The option to purchase shall be exercisable at any time during the lease term by written notice from Tenant to Landlord. At the time of closing, Tenant shall pay to Landlord the balance of principal and interest due on the amount indicated in paragraph 3 of this lease, plus One Dollar (\$1.00). If said option is exercised, Landlord shall within 45 days after request by Tenant convey the Demised Premises to Tenant by Quit Claim Deed. Landlord warrants and covenants that Landlord will not encumber or permit to be encumbered in any way whatsoever, the title to the Demised Premises at any time during the term of this Lease. The property shall be conveyed in its then "as is" condition.

Landlord shall accompany its Deed with a Title Guaranty or Owners Fee Policy of Title Insurance, or an abstract, whichever is elected by Tenant, issued by a title

company of Tenants choice at Tenants expense. Tenant shall pay the costs incurred to record said Deed, and the charges of the title company.

22. This Lease shall not be recorded, but a short form Memorandum of Lease, including a legal description of the Demised Premises shall, at the option of either party, be duly executed, witnessed, and acknowledged for recording.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the date and year first above written.

WITNESSES:

James M. James
James A. Herschel

ANTIGO NEON, LLC

BY: George Shumier
for Antigo Neon LLC

BY: _____

CITY OF ANTIGO

Bill Brandt
 Bill Brandt, Mayor

Kaye M. Matucheski
 Kaye Matucheski, Clerk/Treasurer