

CITY OF ANTIGO
ECONOMIC DEVELOPMENT COMMITTEE
MINUTES OF MEETING HELD
MAY 07, 2018

Economic Development Committee of the City of Antigo met in Regular Meeting on the above date at 6:00 PM in the Multi-Purpose Room, City Hall, Mayor Bill Brandt presiding.

Attendee Name	Title	Status	Arrived
Tom Bauknecht	Aldersperson, Ward 4	Present	
Glenn Bugni	Ward 7	Absent	
Reinhardt Balcerzak	Member	Present	
Bill Brandt	Mayor	Present	
Andrew Hessedal	Member	Present	
Gary Voytovich	Member	Present	
Brad Henricks	Member	Absent	

Others in attendance: Mark Desotell, Director of Administrative Services; Angie Close, Langlade County Economic Development Corporation; and Jaime Horswill, Clerical/Utility Assistant.

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

1. Approval of the Minutes from the September 6, 2017 Meeting

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Gary Voytovich, Member
SECONDER:	Tom Bauknecht, Aldersperson, Ward 4
AYES:	Bauknecht, Balcerzak, Brandt, Hessedal, Voytovich
ABSENT:	Glenn Bugni, Brad Henricks

2. Two Angels Facade Grant Request

Angie Close, Langlade County Economic Development Corporation, provided a memo and Facade Grant Application from Enser Velijoski, owner of Two Angels Restaurant. Ms. Close acknowledged that Mr. Velijoski replaced windows in front and side of his building in March 2018. The work has already been performed and paid for. The grant guidelines state 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 as a request. Also, the building is located outside of the grant eligible area but other buildings close to the proximity have been granted funds. (Thrivent Financial, Travis Rose and Joe Draeger building now USDA). The total request would be \$2,346.53.

Mayor Brandt indicated that this project is out of the boundaries, however, this group has made exceptions when they felt it was in the best interest of the downtown. He does not have a problem with this projects location.

Aldersperson Balcerzak commented that this is an improvement to the downtown area.

Mark Desotell, Director of Administrative Services, noted that Mr. Velijoski spoke with him prior to thirty days of the project completion.

Motion to approve the Facade Grant Application for Enser Velijoski for Two Angels Restaurant in the amount of \$2,346.53 as presented.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Gary Voytovich, Member
SECONDER:	Andrew Hessedal, Member
AYES:	Bauknecht, Balcerzak, Brandt, Hessedal, Voytovich
ABSENT:	Glenn Bugni, Brad Henricks

3. Little Caesars Facade Grant Request

Ms. Close provided a memo and Facade Grant Application from Sheri Thomae. She is the owner of KMN, Inc. (Little Caesars) This location has received a facade grant in the past. This building received \$3,000 in August 2012 when they opened the building for redesign of new windows and front. Mrs. Thomae is re-painting the Little Caesars building this year with an estimated cost of \$2,000. That reimbursement request would be for \$660.

Mayor Brandt advised that Little Caesars and the Professional Building can be discussed as one. Both properties are owned by Sheri Thomae and both properties have received funding from this Facade Grant in the past and have received the maximum.

Mayor Brandt indicated that previously a second request was submitted by Antigo Auto. They were only allowed the maximum amount of \$3,000, and further requests were denied.

Ms. Close advised that she did not want to tell Ms. Thomae no without a discussion. There has not been any other applications submitted and the money is there. This would be an improvement to the area and she wanted to bring the request forward. She has been advertising this program.

Gary Voytovich advised that you have to draw the line somewhere. Sooner or later numerous requests would come back a second time and the committee would have a hard time defending that.

Upon inquiry by Mr. Voytovich, Mayor Brandt indicated that initially the money for the grant was coming from the TIF. The last amount of money actually came from a different funding source.

Mr. Desotell noted that sometimes property owners have a large project and he would not want them to start piecing projects together to be able to keep coming back and request more money.

Mayor Brandt explained that there are other ideas for use of that funding, such as helping homeowners fix their condemned homes to put them back on the tax roll.

Motion to deny both Facade Grant Requests for Little Caesars and the Professional Building as they have both individually reached the \$3,000 maximum amount allotted by the grant.

RESULT:	DENIED [UNANIMOUS]
MOVER:	Bill Brandt, Mayor
SECONDER:	Reinhardt Balcerzak, Member
AYES:	Bauknecht, Balcerzak, Brandt, Hessedal, Voytovich
ABSENT:	Glenn Bugni, Brad Henricks

4. JTM LLC (Professional Building) Facade Grant Request

Ms. Close provided a memo and Facade Grant Application for JTM LLC (Professional Building). Ms. Close's memo indicated that this building also received funding from the grant before in the amount of \$3,000 for the replacement of windows and front entrance. Mrs. Thomae (owner of the Professional Building) will be patching concrete on front entrance and replacing and repositioning 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.

Motion to deny both Facade Grant Requests for Little Caesars and the Professional Building as they have both individually reached the \$3,000 maximum amount allotted by the grant.

RESULT:	DENIED [UNANIMOUS]
MOVER:	Bill Brandt, Mayor
SECONDER:	Reinhardt Balcerzak, Member
AYES:	Bauknecht, Balcerzak, Brandt, Hessedal, Voytovich
ABSENT:	Glenn Bugni, Brad Henricks

5. Consideration for Entering into a Revised Lease Agreement with Antigo Signs & Display (Formerly known as Antigo Neon)

Mr. Desotell provided a memo advising that on November 3, 2014 the City of Antigo and Antigo Neon, LLC entered into a Lease Agreement establishing a low interest loan for the lease purchase of the property and building formerly known as Fallon Neon. Antigo Neon (now known as Antigo Sign and 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

Amortization 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 and 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 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 plus any future adjustments

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

Mayor Brandt indicated that this company had a good fight to keep this business in Antigo. People put money up to help initially and Antigo Sign and Display would like to buy out some of those investors and are looking for ways that this could be affordable.

Mr. Desotell advised that basically the agreement would amortize over 20 years and lower the payment to approximately \$3,000 per month.

Motion to approve the revised Lease Agreement with Antigo Signs and Display as presented.

RESULT:	RESOLUTION TO COUNCIL [UNANIMOUS]
	Next: 6/13/2018 6:00 PM
MOVER:	Reinhardt Balcerzak, Member
SECONDER:	Tom Bauknecht, Alderperson, Ward 4
AYES:	Bauknecht, Balcerzak, Brandt, Hessedal, Voytovich
ABSENT:	Glenn Bugni, Brad Henricks

Any Other Matters Authorized by Law to be Considered

NONE

Adjournment

1. **Motion to:** Adjourn at 6:16 PM

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Andrew Hessedal, Member
SECONDER:	Gary Voytovich, Member
AYES:	Bauknecht, Balcerzak, Brandt, Hessedal, Voytovich
ABSENT:	Glenn Bugni, Brad Henricks

Bill Brandt, Chairperson

Date