

**CITY OF ANTIGO
ECONOMIC DEVELOPMENT COMMITTEE
MINUTES OF MEETING HELD
JANUARY 10, 2011**

Members Present: Alderpersons Bauknecht and Zelazoski, Andrew Hessedal, Sam Hardin and Mayor Brandt

Members Absent: Alderperson Balcerzak and Gary Voytovich

Others Present: Alderperson Kapusta; Dale Soumis, Director of Administrative Services; Jerry Wilhelm, Inspector/Assessor; Chris Berry, Economic Development Corporation; and Jaime Brown, Administrative Clerical.

This meeting of the Economic Development Committee was called to order on the above date at 6:00 p.m. in the Council Chamber, City Hall. Mayor Brandt served as Chairperson and Jaime Brown, Administrative Clerical, recorded the minutes thereof.

1. Approval of September 13, 2010 Minutes

Bauknecht moved, Hessedal seconded, to accept the minutes of the September 13, 2010 meeting as previously distributed. Carried 5-0, Absent 2.

APPROVED

2. Stellar Development Company Progress

Dale Soumis, Director of Administrative Services, advised that he and Chris Berry, Community Development Corporation, spoke with Bill Suave, Stellar Development Company, today. The initial proposed development was where the Musolff building is, however this did not work out financially and Stellar Development Company is now attempting to purchase the property on the west side of Superior Street commencing at parcel number 201-0550 (old McMillan property) south to the corner of Sixth Avenue and Superior Street. As of this afternoon, Stellar Development Company has verbal agreements on the sale of parcels 201-0552 (William and Laurie Scheurer) and 201-0552 (Curt Johnson and Margaret Rosauer). They also believe they are close to finalizing the sale of parcel 201-0554 (Daniel Krueger). The owners of parcels 201-0553 and 201-0552.001 (Denis and Mary DeBroux) want to go forward but have a number of anxieties as they do not want to interrupt their business and would like assistance with relocating. Mr. Soumis has recommended the old civic building where the former barber, Headmasters, use to be. He advised that he will see if he can meet with Mr. and Mrs. DeBroux and explore this option.

Mayor Brandt advised that he spoke with Mr. DeBroux the other day and he does not want his business interrupted. Mayor Brandt advised that the DeBrouxs will need to take on the relocation process themselves.

Mr. Soumis further advised that at the moment, the progress is looking very positive. He would like the committee to start looking at parking options if this goes through. He suggested looking at purchasing the old laundry facility. Angle parking may not be feasible at this location because it is narrow, but it will provide some additional parking, which will be necessary.

Upon inquiry by Andrew Hessedal, Mr. Soumis advised that the Musolff building is not in good shape. The roof is leaking very badly. Mayor Brandt advised that this property is a

large property with a prime location and would be way too big for a barber shop. Mr. Soumis advised that he believes eventually he could get another office complex in this location.

Mayor Brandt advised that he will stop in and speak with Mr. and Mrs. DeBroux.

INFORMATION ONLY

3. Façade Grant Program

Ms. Berry provided the committee with a memo and sample program guidelines to which she is seeking direction.

Upon inquiry by Ms. Berry, Mr. Soumis indicated that the funding source for the program would more than likely come from Tax Increment Financing District (TIF) 4.

Upon inquiry by Ms. Berry, Mr. Soumis indicated that the maximum balance of the initial fund would be approximately \$20,000.

Ms. Berry provided a list of eligible improvements and ineligible improvements. Some of the eligible improvements included door and window repair and replacement, exterior painting, awnings, shutters, gutters, signage, hardscape, etc. Ineligible improvements included new construction, billboards, removal of architecturally significant features, paving, purchase of property, inventory and operating capital, etc. She is seeking feedback from the committee about eligible and ineligible improvements. Mr. Soumis advised that the grant is for external façade. For internal things, a different grant such as the Public Improvement Fund could be utilized. He noted that part of the difficulty is having to bring the building up to code which can be extremely costly. The downtown is host to mainly small shops where this is not feasible. Mayor Brandt indicated that he does not want this grant available to fix restrooms. Mayor Brandt further advised that when the downtown area is re-done he would like to do one block at a time so that the whole downtown is not shut down. The grant should be utilized to complete the outside or façade and not utilized to update the inside. There are other programs available that are a better fit for that type of remodeling. Mayor Brandt believes the eligible and ineligible items that Ms. Berry currently has listed is what his intent of the grant is.

Mr. Soumis further added that he believes the word façade should be defined as both the front and rear of the building.

Upon inquiry from Sam Hardin, Mr. Soumis indicated that this grant is not for building additions that would increase space.

Upon inquiry by Mayor Brandt, Ms. Berry indicated that the Community Development Corporation will be the facilitator of the grant and/or contact person and would bring the requests forward to the committee. Mr. Soumis advised that he would write the resolution so that the Economic Development Committee has the authority with regard to the grant.

The committee also discussed the maximum award and matching part of the grant. Mayor Brandt indicated that he believes the match should be dollar for dollar with a maximum awarded amount between \$2,000 and \$3,000. Mr. Soumis recommended a 2 to 1 match with a maximum dollar award of \$3,000, which will allow for approximately seven businesses to utilize the grant within the first year. Mr. Soumis further indicated that the committee should be encouraging buildings to restore some original architecture. He would like the businesses and downtown to look fresh. It could be made a priority to fix up the front of the

businesses with original historic features. The committee agreed that a 2 to 1 match was reasonable with a maximum amount granted of \$3,000.

Upon inquiry by Alderperson Bauknecht, Ms. Berry indicated that there are numerous ways to let the downtown businesses know of the grant such as the newspaper and monthly publications that she does. Mayor Brandt indicated that the City is part of the Chamber of Commerce as well as the different radio spots he frequently appears on.

Mr. Soumis indicated that the grant would be for businesses in TIF 4 only, to which Mayor Brandt indicated he would like to limit this to the central downtown district, which was recently established.

HELD IN COMMITTEE

4. Re-roofing of 623 Edison Street aka Edison Club Building

Mr. Soumis received and distributed a proposal from Kulp's of Stratford, LLC for re-roofing the Edison Club building. Kulp's of Stratford is currently repairing the roof, but this is only a short term solution and will last a year or two at best. The building is in need of a new roof, which would cost approximately \$45,000 and another \$20,000 to take the current roof off.

Mayor Brandt inquired as to how many layers are currently on the roof to which Jerry Wilhelm, Inspector/Assessor, advised he did not know as it is a built up roof with many patches. Mayor Brandt advised that he would like to see the old roof taken off and a new roof done. He would like someone to take a look at the roof and give an honest opinion if the roof should be taken off first.

Upon inquiry by Alderperson Zelazoski, Mr. Soumis advised that the structure itself is sound and definitely worth fixing to which Mr. Wilhelm concurred.

Upon inquiry by Alderperson Bauknecht, Mr. Soumis advised that the City has approximately \$150,000 invested in the building.

Mr. Wilhelm does not recommend utilizing any local contractors to do the roof as this type of roof is not their specialty and that is why problems currently exist, the roof is pieced together already. The problem that exists is there are two different roofs on the building already and where they join is where the leaking is occurring. He recommends taking the roof off and redoing it with insulation. The current roof is leaking by the drains in the bar area, next to the electrical box, and in the entry way.

Mayor Brandt indicated that the committee is looking at a price of closer to \$70,000 with taking the old roof off, but the building will be destroyed if it is not fixed. He supports roofing the building and taking the old roof off.

Mr. Soumis will write specifications and get quotes.

INFORMATION ONLY

5. Any Other Matters Authorized to be Discussed by Law

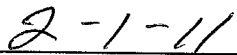
NONE

6. Adjournment

Hessedal moved, Hardin seconded, to adjourn at 6:36 p.m. Carried 5-0, Absent 2.



Mayor Bill Brandt, Chairperson



Date