

**Langlade County  
Public Property Committee Minutes  
Special Meeting**

**Date of Meeting:** October 23, 2012, at 6:15 pm

**Place:** Langlade County Resource Center – Wolf River Room

**Members Present:** Chairman Robert Benishek, Vernon Cahak, David Solin  
Jeffrey Zalewski and Doug Nonnenmacher

**Members Absent:** None

**Others Present:** Robin Stowe, Nate Heuss, Ora Monegar, Evan Hoke, Denny Paff, ,  
Ted Steinert, Mark Rose, Melvin Johnson, Donald Olson, Frank J.  
Sus Jr., J.P. Remington and Pam Jankowski.

**Call the Meeting to Order:** The meeting was called to order by Chairman Robert Benishek at 6:15 p.m. in the Wolf River Room at the Resource Center.

**At approximately 6:20 p.m. consider moving into closed session for bargaining reasons pursuant to Wis. Stat. Sec 19.85 (1)(e) to negotiate the acquisition of certain racetrack improvements with representatives of the Antigo Stock Car Inc.** Verne Cahak makes a motion to move into closed session, seconded by Jeff Zalewski, Nonnenmacher aye, Zalewski aye, Cahak aye, Benishek aye, Solin aye. Motion carried. The Committee continued in closed session at 6:17 p.m.

**At approximately 7:00 p.m. return to open session with possible action taken on any matters discussed during closed session.** At 8:02, Motion to return to open session by Solin, seconded by Zalewski, all ayes, Motion carried. All parties present. Motion by Solin to bring to County Board the following offer to acquire the racetrack improvements identified in the Agreement which became the property of ASCI once the lease ended in June: payment of \$20,000 contingent on securing a pledge for this amount of funds from an outside source; providing ASCI with a credit in the amount of \$15,000 which can be applied toward future rental fees over the next three years or at the County's discretion, the County can simply pay ASCI the amount of \$5,000 per year for 3 years. The total financial value of this offer to acquire the identified improvements is \$35,000. Upon acceptance of this offer, Antigo Stock Car Association will transfer all interest in the racetrack improvements to the County. Seconded by Zalewski, Solin aye, Nonnenmacher aye, Benishek aye, Zalewski aye, Cahak nay. 4 ayes, 1 nay, Motion Carried. Given that this offer would require the County to pledge funds which have not been budgeted, the Committee will need to introduce a resolution to the County Board on November 13, 2012. The Committee requests that the ASCI notify the County as soon as possible regarding whether this offer is acceptable so this matter can be on the County Board Agenda for the November 13<sup>th</sup> meeting. If the parties are unable to reach an agreement for the County to acquire the identified racetrack improvements, then the Committee maintains its

demand that all identified racetrack improvements be removed from the premises no later than December 1, 2012.

**Review Plan to remove identified racetrack improvements:** Previously, ASCI has been notified by certified mail of the need to remove identified racetrack improvements by December 1, 2012; and that before the improvements can be removed, ASCI must submit a removal plan to the Committee for its review and approval by this meeting date (October 23, 2012). During the meeting, ASCI indicated that rather than submit a removal plan at this time, ASCI intends to auction off the identified improvements in place. The Committee expressed concern about any new owner understanding that improvements can not be removed until the Committee accepts a removal plan and that time is of the essence to resolve the status of these improvements given that the County has already been contacted by other racing associations who wish to schedule races in 2013. Stowe will research whether the interest conveyed to ASCI under the agreement may be transferred to another party without the County's consent. Regardless of any ability to transfer its interests, the Committee stressed to the ASCI representatives in attendance at the meeting the importance of having the improvements removed by December 1<sup>st</sup>. ASCI representatives acknowledged that the Committee wants the improvements removed by December 1<sup>st</sup> if the parties are unable to reach an agreement. Stowe advised those in attendance that the County may treat the improvements as abandoned property if ASCI (or its successor) does not remove the identified property from the fairgrounds by December 1<sup>st</sup>.

**Next Meeting Date:** The next regular meeting will be Monday, November 5, 2012 at 6:15 p.m. at the Resource Center – Wolf River Room.

**Adjourn:** Motion by Cahak, seconded by Zalewski to adjourn at 8:25 pm, all ayes, motion carried.

Respectfully submitted,

Pamela Jankowski