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RESOLUTION #24-2014

Resolution offered by the Land Records Committee.

Resolved by the Board of Supervisors of Oneida County, Wisconsin:

WHEREAS, Oneida County Resolution # 69-2010 authorized the building at 111 E Davenport ST (former WPS building) to be placed up for sale; and,

WHEREAS, Chapter 18 of the Oneida County Code titled 'County Real Estate Transactions' delegates the Land Records Committee to administer the sale of county owned real estate; and,

WHEREAS, the Land Records Committee has advertized the real estate at 111 E Davenport St for sale in the legal section of The Northwoods River News and other publications, and on the County's web site; and,

WHEREAS, the County has received a cash 'Offer to Purchase' from Midwest Lease, LLC dated Feb 10, 2014, for the real estate at 111 E Davenport St in 'AS IS' condition for \$185,000.00 which is valid until March 31st, 2014, see page 4 for offer; and,

WHEREAS, at the February 18th, 2014 County Board Meeting a motion was made to counter the offer at \$225,000.00, and if rejected, to try and negotiate a sale that would be in the best interest of the County and bring it back to the March County Board Meeting; and,

WHEREAS, the counteroffer was rejected by Midwest Lease, LLC, however they reaffirmed their offer of \$185,000.00 which they feel is the most they can offer based on the amount of work needed to improve the building and the economic situation of Rhinelander's commercial real estate market, and to close within 10-30 days of acceptance of the offer; and,

WHEREAS, the Land Records Committee has reviewed the offer and recommends to the County Board to accept the offer by Midwest Lease, LLC and to close the transaction within 30 days of approval by the County Board.

NOW, THEREFORE, BE IT RESOLVED, the Oneida County Board of Supervisors hereby accepts the offer dated Feb 10, 2014 of \$185,000.00 from Midwest Lease, LLC for the real estate located at 111 E Davenport St, (legal description described below), and to convey the real estate in 'As Is' condition, and to close the transaction within 30 days of County Board approval of this resolution.

BE IT FURTHER RESOLVED, that the County Board authorizes the County Clerk, upon receipt of \$185,000.00 to issue a warranty deed for said real estate and the County to pay for the \$30.00 recording fee.

BE IT FURTHER RESOLVED, that since a warranty deed will be issued, the County will purchase title insurance to protect itself from potential claims.

Vote Required: Majority = _____ 2/3 Majority = _____ ¾ Majority = _____

The County Board has the legal authority to adopt: Yes _____ No _____ as reviewed by the Corporation Counsel, _____, Date: _____

Approved by the Land Records Committee this 11th day of March, 2014.

Consent Agenda Item: ___YES ___X___ NO

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Offered and passage moved by:

Supervisor

Supervisor

Supervisor

Supervisor

Supervisor

_____ Ayes
_____ Nays
_____ Absent
_____ Abstain
_____ Adopted

by the County Board of Supervisors this _____ day _____, 2014.

_____ Defeated

Mary Bartelt, County Clerk Ted Cushing, County Board Chair

Legal description for 111 E Davenport St.

Purchaser: Midwest Lease, LLC, PO Box 474, Rhinelander WI 54501

Parcel # RH 117

Lots One (1), Two (2), and Three (3), Block Eighteen (18), according to the recorded Original Plat of the Village (now City) of Rhinelander, Oneida County, Wisconsin.

Together with all appurtenant rights, title and interests.

Oneida County warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except Easements and restrictions of record.

See sketch next page



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Feb 10, 2014

Mike Romportl

Land Information Director

Oneida County Land Information Office

PO Box 400, Rhinelander, WI 54501

Email : mrromportl@co.oneida.wi.us

RE: WPS Building at 111 East Davenport Street

Offer to Purchase:

I would like to submit an "AS-IS" Cash offer for the former WPS Office Building.

Offer of \$185,000.00 Offer valid until March 31, 2014

Closing within 10-30 days of acceptance of offer. Transfer title via warranty deed.

Thank you for your consideration. I can be reached via cell phone for conference call if you have any questions. CELL (715) 493-3555

Leo Krivickas

Midwest Lease, LLC.

PO Box 474, Rhinelander, WI 54501 ... cell or text: 715.493.3555