

WORKSHOP MEETING
FEBRUARY 15, 2017

Board Members Present: Mayor Richard Frost
Trustee Carol Horlacher
Trustee Gary Planty
Trustee Bryan Woleben
Trustee Craig Miller

Present: Sonia Luszczak, Village Clerk/Treasurer
Peter Clark, Village Attorney

Mayor Richard Frost opened the workshop with the pledge to the flag at 6:30 pm.

Mayor Frost asked that we get the meeting done as quickly as possible due to the weather conditions. He would like to keep the Board advised as to issues that have come up and get the Boards blessing on one subject.

On 10 East Main Street – the Mayor had a meeting with Mr. and Mrs. Cave and they are on board to tear the building down. With the Board's blessing, the Mayor and Peter Clark will get together and work out an agreement with Cave's. The Mayor spoke to Chadwick Bay considering them as a Not-For-Profit they could be the lead agency on the rebuilding downtown once both buildings are torn down.

Trustee Carol Horlacher questioned what the cost would be to purchase Cave's building to which Peter Clark and the Mayor stated that they would negotiate at this point. There was a concern as to the cost due to the conditions of the building as it is now.

Trustee Craig Miller asked if there would need to be another engineering study done to which the Mayor noted that there was already two completed. Trustee Craig Miller than asked if Cave's were going to move to another location within the Village? Mayor Frost noted that they would move back into the building once it was rebuilt as discussed previously. Cave's then would pay the taxes on their own building so that the Village would not lose the tax base money.

The Mayor stated that if we do not get control of Cave's building, the Village taxpayers must pay to tear down 10 East Main at a cost of \$100,000 or better, along with installing a stairwell to the upstairs of Cave's as well as shoring up the wall at a cost of \$150,000. There will not be any help with funding from the land bank as the Village would not own Cave's building to assist tearing the building down.

Trustee Horlacher inquired if we have negotiated with the Cave's to lower the cost of the building. Mayor Frost stated that Caves have the upper hand and wants what they want.

Trustee Craig Miller asked who would rebuild the building at the location. Mayor Frost stated that the Village would. The cost is very minimal as the Mayor has spoken to Superior Walls Systems out of North East, Pennsylvania. The concept and math are easy. It is \$52.00 per linear foot per wall. If you were to build a 50 X 50-foot building, for a cost of \$10,400, the roof would be \$ \$10,400 with the inside of the building cost of \$28,800. The total cost would be around \$49,600. CHRIC would be funding the building which we would get the 75% back from the grant. Trustee Craig Miller questioned whether there would be two buildings or one? Mayor Frost stated that there would be two businesses with one building.

Trustee Woleben wanted to clarify once the Village purchased Cave's building, the Land Bank would tear it down with no cost to the Village, who would build the new building? According to the Mayor, once the land is turned over to Chadwick Bay or any Not-For-Profit group they can take advantage of the Main Street Revitalization Grant.

Trustee Gary Planty then asked if the building was built by Chadwick Bay, would the Village then have to pay a percentage of the cost? The Mayor believes that we could continue to look for grant money along with the possibility of money from the Main Street Grant. Trustee Planty then asked how the Village would fund the purchase. There is a total of \$27,000 in the budget now, with another \$10,000 from this budget and another \$10,000 for 2018 budget to work with.

There was a question as to when would the Village know if the Land Bank would take the buildings to tear them down? Peter Clark stated that we are on the list and they currently are waiting for funding. The Land Bank will do the demolition at their cost.

After further discussion, it was agreed by the Trustee's that the Mayor and Peter Clark will continue to work with Mr. and Mrs. Cave on purchasing their building. The final contract would then be put before the Board for their final approval.

The Mayor stated that we have an opportunity to receive a Clean Energy Grant of \$50,000. Alan Gustafson, Code Enforcement Officer is working with the Mayor on this grant. There was a question regarding using the grant money for solar panels for the Wastewater Treatment Plant.

Trustee Bryan Woleben spoke with Sheriff Joseph Gerace regarding notifying the Village when a patrol car was in the Village. Mr. Gerace suggested each of the patrol cars are equipped with GPS that they could send another report showing when a patrol car was within the Village limits and when it left. It was agreed that would be acceptable.

A motion to close the workshop was made by Trustee Bryan Woleben and second by Trustee Gary Planty at 7:29 pm. Vote was unanimous, motion carried.

Respectfully submitted by;

Sonia Luszcak
Village Clerk/Treasurer