

LOUDONVILLE VILLAGE COUNCIL

July 30, 2018 SPECIAL MEETING

The Loudonville Village Council met for a **Special Meeting** on Monday, July 30, 2018 at 6 p.m. at the Loudonville Village Hall. Mayor Stricklen called the meeting to order and answering roll call were Mr. Bill Welsh, Mrs. Traci Cooper, Mr. Tom Young, Mr. Michael Robinson, Mr. Jason Van Sickle and Mr. Tom Gallagher. Also in attendance at the meeting were Village Administrator Curt Young, Fiscal Officer Elaine Van Horn, and Loudonville Times Reporter Jim Brewer.

THE PLEDGE OF ALLEGIANCE: Mayor Stricklen led the Pledge of Allegiance.

Residential Tenancies at 144 N. Water Street and 146 N. Water Street:

Mayor Stricklen asked Council to consider how they want to move forward with the property recently acquired from the Thiemens on North Water Street. He noted that the building currently has residential tenants in just one unit at the rear on the second floor, with the Chinese restaurant on the ground floor. Mayor Stricklen further stated that the Council Parks and Buildings Committee met last week to tour the building and to discuss options. He commented that the exterior of the building was in bad condition and the four residential units on the second floor were all in pathetic shape, stating that he would not feel comfortable having tenants in the residential units in their current condition. Councilman Young remarked that the Committee was not in favor of housing residential tenants in the apartment units, as they were in such poor condition and in need of renovation. Councilman Welsh agreed, further commenting that he was not in favor of expending any money on renovating the apartment units, with Councilwoman Cooper concurring. Councilman Young moved to direct the Village Administrator to deliver a Notice of Termination of Tenancy to the occupied unit at 146 N. Water, Apt. C. Second by Councilman Gallagher. A roll call upon said motion resulted as follows:

Mr. Young, yes; Mr. Gallagher, yes; Mr. Welsh, yes;
Mrs. Cooper, yes; Mr. Robinson, yes; Mr. Van Sickle, yes. Motion carried.

Commercial Tenancies at 144 N. Water Street and 146 N. Water Street:

Mayor Stricklen reported that the Shu Yuan Zody was present at the committee meeting to act as a translator for the tenants who own the Chinese Restaurant. Mayor Stricklen noted that during the walk-through of the restaurant, the tenants (Mr. and Mrs. Huang Qi Chang) indicated they were interested in continuing to rent the space. The Mayor reported that the required bidding process was explained to the Changs. The Mayor also stated that the vacant office on the first floor would be acceptable for lease. Councilman Gallagher questioned whether it would be possible to offer the first floor office unit to a charity. Councilwoman Cooper suggested the Village advertise for bids for both the restaurant space and the office unit on the first floor, noting Council could establish a minimum bid and suggesting they consider \$450 per month for each commercial unit. Administrator Young noted that the bid requirements would include the stipulation that the bid must be for a commercial occupancy. Council discussed the possible terms of the lease, including a perpetual lease with a 30-day notice required to cancel the lease. The Council agreed to allow Attorney Gilman to use his discretion when preparing the bid documents. Councilman Welsh moved to authorize the Village Solicitor to prepare the required bid documents to lease the restaurant unit and the office unit with a minimum bid of \$450 per month for each unit. Second by Councilwoman Cooper. A roll call upon said motion resulted as follows:

Mr. Welsh, yes; Mrs. Cooper, yes; Mr. Young, yes;
Mr. Robinson, yes; Mr. Van Sickle, yes; Mr. Gallagher, yes. Motion carried.

ADJOURN: Councilman Gallagher moved the meeting be adjourned at 6:16 PM. Second by Councilman Van Sickle. A roll call upon said motion resulted as follows:

Mr. Gallagher, yes; Mr. Van Sickle, yes; Mr. Welsh, yes;
Mrs. Cooper, yes; Mr. Young, yes; Mr. Robinson, yes. Motion carried.

Fiscal Officer

Mayor