

**VILLAGE OF CHIPPEWA LAKE  
SPECIAL MEETING MINUTES – FEBRUARY 11, 2019**

Mayor Dodaro called the meeting to order at 6:04 PM.

The following officials were present: Lowell (Bud) Hardesty, Barb Hunter, Alan Robbins, Sarah Arend, Ken Demeter (arrived at 6:40), Allan Michelson – Solicitor, Jim Brandenburg – Zoning Inspector and Gary D. Harris – Fiscal Officer, visitors representing the Historical Society Gary R. Harris, Gayle Foster and Ruth Napier along with other visitors Jim Favri, Andy Weimer and Mark Krosse.

This Special Meeting is on the property located at 585 Lake Road.

Allan reviewed the background of this property and confirmed that it has been up twice for a Sheriff Sale with no bids offered; he also confirmed that the Village can acquire the property at no cost until such time that the Village were to sell the property at which time all back taxes and assessments would become due in the amount of \$30,874; he confirmed that the annual taxes are \$2,442 as well as monthly sewer/water charges of \$80.50 which would end if/when the line was capped.

A discussion took place about how, if the Village acquired the property, could the Village allow the Historical Society to use the structure on the property; Allan stated that the Village could issue a license, with specified terms and conditions, to use the structure for a period of time or sell them the property at which time the taxes would become due; the Village can also consider selling the property at Fair Market Value, pay the amount received towards the taxes and then pay any short-fall out of Village funds if it sold less than the taxes that are due.

Allan confirmed that the property is valued at \$130,460 (\$83,000 land approximately ½ acre and \$47,460 structure) which everyone thought was too high of a valuation; Allan confirmed that the structure could be demolished, which per Bud would cost between \$14,000 to \$18,000 at a minimum and no one knows if there is any asbestos or other hazardous materials present which could significantly increase these demolition costs.

Allan stated that if the property goes up as an Auditor Sale, no back taxes or assessments would be due and it would advertise with no minimum bid due; he confirmed that once sold a request to reappraise the property could be made.

Alan reviewed the pool of funds that currently exist, \$8,000 in round numbers, from the old Ohio Edison fund as well as approximately \$10,000 that is in the General Fund from the sale of the 372 Craggy Creek sale in 2015; he suggested asking Allan to negotiate on the taxes and assessments and suggested setting aside \$2,000-3,000 per year out of the General Fund for the use of purchasing blighted properties; he suggested letting the property go to an Auditor Sale.

The Historical Society stated that they would be open to consider using the property, pay monthly utilities and the insurance on the portion that they would occupy while the Village pay the remainder of the insurance on the unused portion, and they would renovate the portion of the building that they would use with the understanding that Council would need to review and approve; they asked if they could lease out their portion and Allan thought probably so.

Bud went into a review of his initial findings based on the initial and partial walkthrough that he and Gary R. Harris did a short time back; he touched on such things as having no understanding of the total

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condition of the infrastructure of the structure nor the furnace and electrical, rotten wood is present as is trash, an overhanging tree, a dilapidated barn, sagging in the center wall, soft bricks, etc. At this point it was agreed to end the meeting and to discuss this under “Old Business” during the Regular Meeting to see where we go from here.

**Alan made a motion to adjourn the Meeting at 6:46 PM, seconded by Sarah. 5 ayes, 0 nays**

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Mayor Joanne Dodaro

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Fiscal Officer, Gary Harris