

MINUTES OF THE VILLAGE OF GOLF MANOR SPECIAL MEETING
JUNE 17, 2009

A special meeting of the Village of Golf Manor was called to order by Mayor Alan Zaffiro; Clerk-Treasurer Gregory Doering recorded the minutes. After the Pledge-of-Allegiance, the roll was taken with the following members present; Mr. Bidnick, Mr. Brown, Mr. Colvin, Mr. Doering and Mrs. Faulk.

On the matter of possible property acquisition of 2704 Losantiville Avenue, Mayor Zaffiro reported:

1. That the property has been to sheriff's sale twice, with no sale. Ohio law allows a community, by new Ohio statue, to take title to that property within 10 days, by petition to the court.
2. There may be interest from a private firm for purchase.
3. We met with the current owner, who reported to have a buyer, which never came to be.

Solicitor Butler added that there is a possibility of environmental issues.

4. The property could be sold AS IS to a buyer and remain in the same condition, if we did not take title, which could lead to the loss of the next door property due to blight.
5. Property could be left as is for an infinite amount of time.
6. We (Village of Golf Manor) would have to (most likely) pay all tax liability (about \$12,000.00), a percentage of which would come back to the Village of Golf Manor.

Mr. Creager reported that the property was an ice house before being a pony keg, the property northwest of it was a service station, which is also situated downhill. He is also looking into liability insurance for this possible liability.

Mr. Bidnick questioned how much the possible buyer would be willing to spend to purchase the property, the amount would have to be a least the cost to Golf Manor (\$12,000.00 tax liability plus cost of insurance). Mayor Zaffiro does not have a firm answer from them. Mayor Zaffiro added that from an economic development standpoint, it is a "no brainer" to purchase the property. (Mrs. Dubose arrived at this time).

Mr. Brown spoke in favor the idea, it is our eastern community entrance, take the risk. It has to look better than it is now, see the positive influence on economic development.

Mrs. Faulk agreed with the idea.

Mrs. Dubose favored the idea and values the opinion of the Solicitor; including the weight of the risks.

Solicitor Butler added that if we file June 18, 2009, court does not rule on it, we find out the cost of insurance is excessive; we could presumably withdraw the petition. Being a very new law, there could be gray areas and uncharted water.

Councilman Doering stated that he would not want to see it reopen as a similar business in the same condition. That kind of blight is a burden on our Village

resources. The potential of business expansion is a positive. Don't waste our opportunity, go for it.

Chief Ballman stated that the building is trouble waiting to happen; this is an excellent opportunity for the Village. That property has not been as asset since the "Serger's" days.

Chief Taylor agreed with Chief Ballman.

Clerk-Treasurer Doering stated that the benefit outweighs the risk involved. We have a small window, move forward and go for it.

Mr. Colvin added that he does not think the Village should be in the business of property acquisition.

Mr. Bidnick stated that we don't have the money for this venture. It would be great for the Village, but we can't afford it and don't underestimate the risk involved.

RESOLUTION 2009-15: Authorizing Solicitor to Petition to Forfeit Land. Motion to read by title made by Mr. Bidnick, seconded by Mrs. Dubose, all members approved.

Motion to pass made by Mr. Brown, seconded by Mr. Doering, all members approved.

Roll call vote follows:

| | | |
|-------------------|-------------------|------------------|
| Mr. Bidnick – Yes | Mrs. Dubose – Yes | Mr. Colvin – No |
| Mr. Doering – Yes | Mr. Brown – Yes | Mrs. Faulk – Yes |

Motion passes 5-1.

Motion to adjourn made by Mr. Bidnick, seconded by Mr. Colvin, all members approved.