

Village of Bellaire

AD HOC COMMUNITY HALL COMMITTEE

David Schulz, Chair

Butch Dewey

Ken Stead

MEETING MINUTES

October 11, 2010

1. Call to Order: David Schulz called the meeting to order at 12:00 p.m.

In Attendance

Present: Butch Dewey, David Schulz, Ken Stead

Absent: None

Staff Present: Janet Koch (Village Clerk)

Also Present: Betty Hoover

2. Approval of Agenda: The agenda was approved as written.

Motion by Dewey, seconded by Stead, to approve the agenda as presented.

Motion carried by voice vote.

3. Public Comment on Agenda Items: Betty Hoover said she was attending as a representative of the Bellaire Area Historical Museum. She said in the past the museum's tenancy status had resulted in minimal dialogue with the owners of the Community Hall.

4. New Business

a) Election of committee chair

Motion by Dewey, seconded by Stead, to appoint David Schulz as chair of the Ad Hoc Community Hall Committee. Motion carried by voice vote.

b) Future of Community Hall – Schulz said the 1937 recorded deed concerning the Community Hall ownership between the village and Kearney Township states that, if the township fails to keep up with their responsibilities in maintaining their half-share of the building, the village could pursue ownership via court action. Schulz said it wouldn't come to that. He said in his informal discussions with the township they'd indicated their budget won't allow for maintenance of their new township hall and maintenance of their half share in the Community Hall.

Schulz said he'd asked Ken Stead to look at any large scale maintenance issues that aren't currently being addressed. Stead said things are pretty much being taken care of, and that the only large repair would be the chimney, which is need of retucking. The chimney is being used by a gas-fired boiler.

The costs of operating and maintaining the Community Hall for 2009 were presented by Schulz. The total amount is roughly \$25,000, with the cost currently being split evenly by the village and township.

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Schulz said that though the 1937 deed indicates that the building should be only for public use, according to a confidential memo from the village attorney, if a property transfer occurs from township to village, a new warranty deed would be in effect and the public only use language of the 1937 deed would no longer be a restriction

Schulz began a discussion of how to manage the additional annual costs (approximately \$12,500) to the village if the township moves out and the village has with complete ownership of the Community Hall.

Two options were discussed if the township deeds their ownership of the Community Hall to the village. Option one would be for the village to absorb the cost. A second option would be dividing the Kearney Township side into three separate offices and leasing them at approximately \$350 a month to start-up businesses. Schulz proposed that the lease length to any individual business would be for a limited time. Schulz read a recent attorney memo stating the village could legally lease space for commercial use.

Schulz said he'd asked Janet Koch to contact NLEA regarding the availability of grants for construction costs for such a project. Koch said she had, but hadn't yet heard back.

Schulz also mentioned a new grant opportunity through NWMCOG. This is a potential \$40,000 energy efficiency grant to create energy savings for municipalities. Items suggested to be part of a grant proposal were replacement and historically appropriate windows, a boiler, programmable thermostats, and energy efficient lights on the township side and downstairs in the bathrooms and museum. Koch said the grant proposals are due December 1 and that they will be awarded by the end of the year.

Schulz mentioned the possibility of a market study to confirm that there is an interest in the proposed office space. Dewey said he thought there would be a market for the rental space. He also posed the question that if the village does rent to commercial enterprises, what does that do to the village's tax status? Schulz said that would be a question for the village attorney. Koch said the auditor might also know.

Stead asked if Antrim County or any other governmental agencies are looking for office space. Dewey said he hadn't heard of any, but there still could be interest.

Betty Hoover said the Antrim County Historical Society is interested in office space and they might be willing to pay for office space either upstairs or down. She mentioned a possible \$250/month cost to rent all of the basement.

Dewey said the cost for the village to walk away from the Community Hall and lease or buy or build another space would cost much more than the total amount currently spent on the Community Hall. He anticipated a \$4000/month cost to lease space for the village offices. He also said if the police department moves upstairs, there won't be space to lease three offices, and that there will be construction costs.

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Stead said there's bound to be some cost savings if the township side is completely vacant due to lower heat and electricity bills.

Schulz said that Kearney Township is interested in talking with the village regarding future ownership of the Community Hall. He said Sally Petrie, Kearney Township's Clerk, anticipates a late spring/early summer 2011 moving date for the township. He asked Koch to set up a meeting with the Ad Hoc Committee and representatives from Kearney Township.

5. **Discussion Items:** None presented.
6. **Communications/Informational:** None presented.
7. **Member/Public Comment:** Betty Hoover said the museum might start looking at obtaining grants. Schulz thanked Hoover for participating with the village regarding the future of the community hall.
8. **Adjournment:** Meeting adjourned at 12:40 p.m.

Compiled by: _____
Janet Koch, Clerk

Approved: _____
David L. Schulz, Chair

Date: _____