

Village of Bellaire

AD HOC COMMUNITY HALL COMMITTEE

David Schulz, Chair

Butch Dewey

Ken Stead

MEETING MINUTES

October 14, 2010

1. **Call to Order:** Chair David Schulz called the meeting to order at 2:00 p.m.
2. **Roll Call Attendance**
 - Present:** Chair Schulz, Butch Dewey, Ken Stead (was called away at 2:40 p.m.)
 - Absent:** None
 - Staff Present:** Janet Koch, Clerk
 - Also Present:** Kearney Township Supervisor Rolland (Moose) Kotz, Kearny Township Clerk Sally Petrie, and Betty Hoover.
3. **Approval of Agenda:** The agenda was approved as written.
 - Motion by Dewey, seconded by Schulz to approve the agenda as presented.**
 - Motion carried by voice vote.**
4. **Approval of Minutes of October 11, 2010:** The minutes were approved.
 - Motion by Dewey, seconded by Schulz, to approve the minutes of October 11, 2010 as presented. Motion carried by voice vote.**
5. **Public Comment on Agenda Items:** Betty Hoover said she has a copy of the original deed for the Community Hall.
6. **Old Business – none.**
7. **New Business**
 - a) **Ownership of Community Hall** – Dewey asked the Township when they expected to move to their new facility. Kotz estimated May 2011 as the earliest they would be likely to move.

Schulz asked if the township is in agreement about selling the hall to the village for \$1. Petrie and Kotz said they anticipate the township board voting in favor of selling. Petrie said the township doesn't want the responsibility of maintaining two buildings. Kotz said the township would probably need to hold a public hearing regarding the sale of their share of the ownership of the Community Hall to the village. Petrie said the township took a survey in 2006 and the majority of respondents said they would like a new township hall.

Petrie asked if the village would be interested in complete ownership of the Community Hall. Schulz said that the most desirable option for the village is to be able to remain in the Community Hall.

Dewey said the costs to move the village office to another location or to build new offices are currently prohibitive. Finding a buyer for the Community Hall could also present a large problem. Schulz agreed.

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Schulz asked Petrie to talk to the township's legal counsel about the costs of drafting documents of sale. Schulz said he and Dewey would sponsor a motion to village council to pay for half of those costs.

Schulz said Betty Hoover had indicated at the October 11, 2010 ad hoc committee meeting that the Antrim County Historical Society might be interested in leasing space in the Community Hall. He also mentioned leasing to start-up commercial enterprises, "incubator offices," but went on to speak at length about the positive possibilities of office space for non-profit enterprises.

He added that Koch had obtained a memo from the village attorney regarding changes in property taxation if the village leases office space. If the tenants are non-profit organizations, the property tax status of the Community Hall would remain unchanged. If, however, the village leases space to commercial enterprises, that space would be apportioned and assessed property taxes.

Hoover said Torch Lake Township rents their meeting spaces, and that it might be beneficial for the village to consider doing the same.

Schulz mentioned that the village will likely pursue a \$40,000 energy efficiency grant which would help decrease overall expenses for operating and maintaining the building. Koch said the grant application deadline is December 1, 2010 and some written indication from the township about the conveyance of title would be helpful to include with the application.

The committee and the township representatives agreed that the next step should be for Kearney Township to hold a public hearing. Schulz said that if the township wants a representative from the village to attend, to let us know.

8. **Discussion Items:** None
9. **Communications/Informational:** None
10. **Member/Public Comment:** Betty Hoover said that, as a representative of the museum, she was happy to be included in the conversation about the future of the Community Hall.
11. **Adjournment: Meeting adjourned at 2:59 p.m.**

Compiled by: _____
Janet Koch, Clerk

Approved: _____
David L. Schulz, Chair

Date: _____