

Village of Bellaire

PROPERTY & BUILDING COMMITTEE

Bryan Hardy, Chairman

Eldon McPherson

Helen Schuckel

COMMITTEE MEETING MINUTES

February 16, 2021

7:30 AM

I. Call to Order: The meeting was called to order at 7:30 AM.

II. Roll Call - Attendance:

Present: Eldon McPherson, Helen Schuckel, and Bryan Hardy

Absent: None

Staff Present: Cathy Odom, Treasurer; Nicole Essad, Clerk; and Bradley Keiser, DPW Supervisor

Public Present: Scott Newman-Bale

III. Approval of Agenda: The agenda was approved as presented.

Motion by McPherson, seconded by Schuckel to approve the agenda as presented. Motion Passed by unanimous voice vote.

IV. Approval of Minutes – January 22, 2021: The meeting minutes for January 22, 2021 were approved as presented.

Motion by McPherson, seconded by Schuckel to approve the January 22, 2021 meeting minutes as presented. Motion Passed by unanimous voice vote.

V. Conflict of Interest: None presented.

VI. Public Comment: None presented.

VII. Old Business

- a. Offer to Buy Property:** Clerk Essad explained that at the last Village Council meeting the Council wanted this Committee to explore different options that were brought up. She stated that these options were outlined in the letter from Short's. She also explained that one option was a property trade but that Short's was not willing to do so. She also stated that the Council wanted the Committee to recommend if this was something that should be done. Clerk Essad briefly explained that the options from Short's were to buy the property outright for \$20,000; to sell the property to Short's for \$1.00 and Short's would provide public restrooms; or to lease the property to Short's and Short's would provide public restrooms. Clerk Essad stated that also included this Committee's packets was historical information on the lot: the Christmas Tree being there since at least 1914; along with the potential plans for the bathrooms

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for that lot. She also explained that the lot is not the entire length from the alley to M-88. She stated that this would mean that the Village would have to abandon part of the Broad Street right-of-way that was platted. Mr. Newman-Bale stated that the new letter was based upon the discussion at the Council meeting and that the only reason the property trade was off the table was because it is a complicated legal issue and it limits the development of the Tiffany Commerce Area. Chairperson Hardy asked if Short's would-be building restrooms on the site or if they would be allowing people to come in to its building to use them. Mr. Newman-Bale stated that it would be allowing people to come in to its building to use the bathrooms. Trustee McPherson stated that the bathroom access would have to be through the front doors or through a side door. Mr. Newman-Bale stated that the access would be through the main door. He also stated that they may turn the newer building, where the Antrim Review used to be, into a waiting room area and that would be where the main doors would be. He stated that it could be either door. Trustee McPherson stated that any bathrooms would need to be ADA accessible, and easy for the public to get to, with the hours the public would need them. He stated that he has some concerns that the bathrooms would be only open during the business hours of Short's. Mr. Newman-Bale stated that all of them are ADA accessible. Clerk Essad stated that within the offer Short's was wanting to buy the property for \$1.00 in exchange for Short's offering bathrooms to the public. She stated that the Village cannot sell property for \$1.00, it needs to be fair market value. Clerk Essad stated that it would be reasonable to have an appraisal or a market analysis done on the property prior to selling it. Trustee McPherson stated that he did not think this was the direction the Village indicated it was going, because the Village has committed to work with the DDA to support the downtown businesses as whole. He also stated that the Master Plan indicated that accessible downtown bathrooms were a goal. DPW Supervisor Keiser stated that the Village has plans to move forward with the bathrooms, and that if the Village were to sell the lot, then an appraisal or market analysis would be needed.

Motion by McPherson, seconded by Schuckel to recommend to Council to turn down Short's offer. Motion Passed by unanimous voice vote.

Chairperson Hardy asked about selling property on E. Broad Street where the parking lot and Food Pantry is. Trustee McPherson stated that there are possibilities there to generate money because the grant process is slow. He stated it was a matter of figuring out what the Food Pantry would do because it is currently leasing the building from the Village, and what the County would do because it is currently leasing the parking lot. DPW Supervisor Keiser stated that it is a piece of property that the Village owns that the Village does not use, and it costs the Village money. He asked this Committee why is the Village holding onto a piece of property that it will not use. He stated that he was not sure of the County would be interested in the property or not. He stated that he thought that the Village could get the E. Broad Street property assessed

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and offer it to the County first, then list it. DPW Supervisor Keiser stated that if the property were bought by a private party then it will generate tax dollars. General discussion was held about the Food Pantry and what it needs. Trustee McPherson stated that it would be a good way to generate money. He stated that maybe the County would be willing to buy the property because that money would then be used for public bathrooms. He also stated that the parking lot has the federal vehicles, and state vehicles parked there.

Motion by Hardy, seconded by McPherson to recommend to Council that staff get a market analysis done of the East Broad Street property. Motion Passed by unanimous voice vote.

VIII. New Business: None.

IX. Correspondence/Reports: None.

X. Member/Public Comment: None.

XI. Adjourn: The meeting was adjourned at 7:48 AM to the call of the Chair.

Minutes compiled by:
Nicole E. Essad, Clerk

Minutes are subject to approval.

Approved: _____

Date: _____