



Building Committee Meeting Minutes
Thursday, September 24, 2015

Call to Order – Scott Coleman

In attendance for the meeting was: Scott Coleman, Paul Hammersmith, Steve McCall, and Dave Gulden. Absent member was Jeff Stauch.

New Business:

1. Project Management Services
 - a. M&K Engineering Contract
 - i. Dave reported that Mike is getting his liability insurance which resulted in the price increasing a little. The contract is at Thayne for review.
2. Potential Site Review
 - a. Newly discussed sites
 - i. Wilson Property (CR 10)
 1. Dave reported that Matt is uninterested in selling.
 - ii. East Liberty Church of Christ
 1. The committee discussed this parcel and the consensus was that parcel is odd shape and not exactly what the committee is looking for. This parcel will be kept as an option if the other options fall through.
 - iii. Link Engineering (Brake Testing, corner of CR10 and CR 154)
 1. Dave reported that this parcel is 4.8 acres. This parcel is a different owner than the other Link property being considered. The owner is willing to consider an offer. The valuation on the property is \$20,000 according to the auditor's web-site.
 2. Discussion was held comparing it to the cost of the other property and what would be an appropriate offer to make. Discussion was also held in regards to having a meeting space available with an entrance not through the office space to allow for shared meeting space for those that may need it.
 3. The committee agreed that this parcel is more ideal in size and location.
 4. The committee discussed options to make the offer and would like Dave to proceed with an initial offer of \$35,000 which would be almost \$7,000 an acre with the contingency that it's awaiting board approval.
 5. The committee will go to the Executive Committee in October to seek a motion to approve Dave making an offer on property.
 6. Scott – You're going to talk to Link Engineering and negotiate with the understanding that it would need board approval.



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7. Paul – You'll let him know that the committee has authorized you to make an offer but it's all conditioned on board approval; \$7,000 an acre.
- b. Previously discussed sites
 - i. Recycling Center
 - ii. Link Construction
3. LUC Real Estate Matters
 - a. Counties willingness to transfer ownership to LUC
 - i. Dave reported to the committee that he met with all three sets of commissioners to discuss the transfer of property to LUC. Champaign County Commissioners were fine with this with no conditions. Both Logan and Union County Commissioners were ok with the transfer but asked about the money from the sale of the building.
 - ii. Scott – Our first request is that we would like to have the money to put towards the building or towards debt retirement. We need to clarify that as we're moving forward.
 1. Dave – They're agreeable with that; they're willing to give it to us but asked about the proceeds from the sale.
 2. Scott – We need to officially ask to transfer the building to us and ask that they allow us to use the proceeds for debt retirement.
 - iii. Paul – I think it's better to send to each representative commissioner saying this this is what I'd like to propose and allow them to take it further.
 - iv. Scott – Should he maybe talk to them individually?
Paul – Sure at the next board meeting.
Dave – I'll call each of them to discuss the transfer and using the proceeds from the sale toward debt retirement and I'll talk to Dave about the bond when I call.
 - b. Funds to build
 - i. Paul – How do we get the funds to build? Let's say its \$500,000 where does the rest come from?
 1. Steve – I still think whether it's Union or Champaign, we would bond it; or you do the loan back to them. Right now I think Champaign is flush and would be able to handle it.
 2. Dave – Jeff said Union can handle it but does it matter that it's not in their county?
 3. Steve – We're talking \$200,000; they would give us the best interest rate; talk to Dave Faulkner.
 4. Paul – Does it matter that our finances are being handled through Union County?
 5. Dave – Logan County wouldn't be willing?
 - a. Scott – They wouldn't have that money.
 6. Dave – We can't get our own loan because we don't have guaranteed income; I'll reach out to Dave Faulkner about bonding.

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7. Paul – I think we need to start having that conversation now and not wait until time to build.
 - c. LUC bylaw changes
 - i. Dave reported that currently our by-laws do not have any language about LUC owning property and that will need added.
 - ii. The preference is that LUC own the property and not the county.

Meeting adjourned