



## Building Committee Meeting Minutes

Thursday, May 22, 2014 – 2:00 p.m.

### Call to Order – Scott Coleman

In attendance for the meeting was: Scott Coleman, Brad Bodenmiller, Paul Hammersmith, Jenny Snapp, Heather Martin and Malia Hughes of Choice Properties

### New Business:

1. Scott discussed the updated report from Karen. The \$3,000 for mold abatement seems low. Looking at any of the three remodeling schemes we're going to be around \$250,000 with no additional issues. New cost estimate around \$650,000. The building is valued at \$58,000 on the auditor's web-site.
2. Jenny shared information in regards to meeting with Malia previously.
3. Malia shared there was a lack of commercial property right now but she did have some options as close to US 33 as possible. Malia shared vacant lots and commercial building options in Bellefontaine, Urbana, Marysville and Milford Center.
4. Paul – Your instinct on this place? What's it worth?
  - a. Malia – I'd list it for \$39,000 and hope you received \$30,000
5. Paul – One of the things I've thought when reading Karen's report, if you read on page 2, it lists the items to be corrected but just those things. It isn't a remodel, there's nothing about paint, carpet, etc. It's basically just doing the minimum repairs. The remodel isn't comparable to a new building; I don't think it can be compared to a new building price. The remodel price is low and doesn't allow for any potential issues that will be found once they start making the repairs. I agree that the mold remediation is low, I think it will be much higher than that. On a new building I think her price is off, it's high and I'm not sure how she got that figure.
6. Malia – It does seem high. I wonder if it's all the bells and whistles with brick façade. You guys don't need a brick façade, just a nice vinyl siding.
7. Paul – The renovation is basic that means everything's going to look the same.
8. Scott – We're stuck with the same limits, in the board room, it's the right length but the width is off. We need more room width wise.
9. Paul – You fix it up but by the time you're finished, you're back at the beginning needing repairs. The second floor stays the same, it's just weather proofed. I think the renovation figure is more like \$350,000-\$400,000 realistically. I think we need to zero in to show that better. I think I can get a better number from someone in the office without costing us money.
10. Scott – The CAC building on Auburn is a steal but I think there will be a revolt about the drive to Bellefontaine.



## Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

11. Paul – I think if we were going to buy something, we would put money down and then carry a mortgage.
12. Scott – I don't think you or the Union County people are going to want to drive to Bellefontaine.
13. Paul – How do you feel about driving to Marysville?
  - a. Scott – It's right off 33 so it won't be a big deal.
14. Jenny – What if I call Dublin Building Systems and get an idea of what that would cost?
  - a. Brad – It's \$250,000, I've dealt with them before.
15. Scott – Is there an advantage to having a contractor look at this building and give us a number?
16. Scott – Jenny, you'll look up new build cost; review the property in Marysville and Milford Center before the next meeting.
17. Jenny – I will share an update on the CAC Transportation building. Also, I did talk to Caroline Ramsey at Honda, she's going to talk to their facility people to see if they'll have any space for short term and long term options.
18. Paul – Should we make visits?
  - a. Scott – Look online and see what Jenny finds out on the CAC transit facility and Honda; then we can decide about doing visits.
19. Scott – I'd like to have a report at the board meeting.

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