

CITY CLERK

2016 JUN -7 PM 3: 03

DOWNTOWN REVIEW BOARD
June 1, 2016
5:30 P.M. – COUNCIL CHAMBER

<u>Office</u>	<u>Name</u>	<u>Attendance</u>	<u>Terms of</u>
		(mtgs attended-mtgs absent)	
MEMBERS PRESENT:	Larry Buck	(19-0)	04/02/18
	Brian Myers	(5-01)	03/22/19
	Pat Dillon	(5-01)	03/21/17
	Fr. Sid Breese	(4-01)	08/31/18
	Stacy Smith	(14-5)	11/25/16
	John Spencer	(13-6)	03/10/17
	Scott Sollars	(2-01)	10/12/18
MEMBERS ABSENT:	Mary McGarry	(17-2)	05/13/16
	Chuck Hamilton	(13-6)	04/02/18

Staff present: Nic Hutchison, City Planner
Carol Flury, Recording Secretary

Quorum present. Five members constitute a quorum.

APPROVAL OF MINUTES – May 4, 2016

Breeze made a motion to approve the minutes and Dillon seconded the motion.

VOTE: Verbal vote taken; all ayes. Minutes approved.

- 1. Certificate of Appropriateness** - A request to allow demolition of a building at 222 South 4th Street, as requested by Richard Monson.

Hutchison stated the structure they would be discussing is actually in a national historic district. He provided the Board members with the survey that was done in 1991 as an addition to their packets.

Myers said that before Buck called Mr. Monson to the podium, he wanted to share that he had several conversations about the building known as the Gazette Building with Mr. Monson in the last several weeks and believe they have reached a temporary compromise. The compromise is that Mr. Monson has agreed to sell the parking lot separate from the building in the amount of \$75,000 and, in exchange, we can table this COA application for thirty days to give people that are passionate about buying the property time to get the funds together to save this building from demolition.

Myers made a motion that the COA application be tabled until the next meeting in July; Dillon seconded the motion.

Myers stated that the cost of just maintaining this building “as is” let alone bringing it up to city code would be cost prohibitive. Mr. Monson is willing to sell this building apart from the lot for \$75, 000. This is a drop in the bucket as to what it is going to take to bring it up to code. The elevator will take a minimum of \$150, 000 to bring it up to state regulations. It is going to need a new roof, tuck pointing, new plumbing and new electric. Smith agreed that she would rather see it in the hands of a buyer than it to come down and that this is a good temporary solution. Myers stated that Mr. Monson wants to retire soon and that this request is only for thirty days. At the next meeting he will want to pursue his right to demo it. Spencer stated that he was for postponement.

Buck asked for public comments.

Cole Woodbury, 2670 Fairleigh Terrace, stated he applauded Mr. Monson for his efforts for a stay of execution for this building, that demolition is the last resort for anything. Mr. Woodbury asked Buck if according to his experience as a commercial realtor, if thirty days was enough time to sell a commercial building and also if we were taking away value from marketing that building by taking away the parking from that building? These were just some of the points he wanted to make for discussion.

Buck pointed out that they might ask Mr. Monson if he would consider waiting to close on the lot until someone would buy the building with that lot. Mr. Monson said this was his compromise, if there is no activity after thirty days, he will proceed with demolition. He will not cut it off on the thirty-first day if there is interest.

Dillon called the question.

VOTE: Dillon – aye, Breese – aye, Smith – aye, Spencer – aye, Sollars – aye, McGarry – absent, Buck – aye, Hamilton – absent, Myers – aye Ayes – 7, Nays – 0, Absent – 2. Motion Approved.

Since there was no further business to discuss, Buck asked for a motion to adjourn. Myers made the motion to adjourn; Sollars seconded the motion. Motion passed by verbal agreement.

The meeting adjourned at 6:15 p.m.