



**OSHP Board Meeting Minutes
May 31, 2009
Special Meeting**

Present: Theresa Fosbinder, Karen Weber, Stephanie Rittenhouse, Pam Crary, Steve Zach, David Lawver, Sarah Karlen, Chris Phistry. Absent: Tom Elmer. Guests: Stan Hill, Jeanne O'Malley.

Called to order 3:50 p.m.

The purpose of this meeting was to review information about a property for sale at 201 Market St.

1) Stan reviewed the MLS sheet and other key points as follows:

- Ken Schnabel owns the building – he is a long time friend and supporter of OSHP.
- It is a 30X40 rectangle pole building, currently configured as a plumbing warehouse.
- It is heated, insulated and has 2 garage doors.
- We could use it even as it to replace the sheds we are currently using, which are not heated.
- It has this and other immediate uses – needs some labor, but is very affordable (listed at \$74,500). Per Stan it could cost 75K just for the lot, whereas this has a double lot and a usable building with heat.
- We could keep things that are there like built in lumber racks- we will also bring the racks and shelves we built into our existing sheds.
- There are front and side service doors.
- This is a non-confirming building – that is, it does not meet current village set-back requirements
- It is currently zoned general industrial – we could use it that way for many purposes (storage, meetings). Could not necessarily hold rehearsals there. We could consider asking for rezoning in the future, perhaps along with expanding or re-building on the lot.
- Stan wants to explore what price we might be able to negotiate, also the possibility of a land contract.

2) The board discussed issues about this purchase, including:

- Would build equity
- We could potentially end up paying the same amount monthly for this building that we currently pay for shed rental, and have so many more advantages with the building and lots.
- We could consider this a stepping stone and equity builder – down the road we could either improve it if we like and want to work with it, or have built equity to buy something different. We will continue fundraising for this building and whatever we do in the future.

3) It was decided to proceed with making an offer on this property.

Motion:

David moved to authorize the building committee to use at their judgment (for the 201 Market St. property) whatever they need to from the building fund to use as a down payment (with a monthly payment not to exceed \$350). Any final offer is contingent on board approval. Chris seconded the motion. Motion passed unanimously.

Meeting adjourned

Minutes respectfully submitted,
Theresa Fosbinder