

## Commissioners of Ridgely

### Special Meeting September 22, 2008

There was a Special Meeting held in the Ridgely House at 7:00 pm on the above date to discuss options on the Herzog Carriage House. Chuck Hunter, Linda Epperly-Glover, Kathy Smith, Joe Mangini, Joanne Stepp, Leo Stepp, Butch Martin, Lou Hayes, Rick Schwab, Nancy Gearhart, and Carol Balderson were present

Kathy said she has talked with a lot of people in Ridgely about saving the Carriage House. She said she hasn't found anyone who really opposed it; the thing that deters them from giving it a "thumbs up" is that they don't want their taxes to go up.

Kathy referred to Exhibit B (agreement with the owner/developer) to donate the Carriage House with the town having the responsibility of relocating it to the Ridgely Athletic Field, at its cost, unless an extension is granted mutually by both parties. She said she feels it says you can take the \$8,000 to defray the cost of moving it.

Kathy said she has spoken to the developer, Mike Peter, and his assistant (who has a background in law). They agree that it's pretty self-explanatory.

Kathy referred to a letter written by Joe on July 23 thanking them on behalf of the Commissioners for the extension. Doesn't think we can go back to them now and say, we don't want it, we're dumping it back on you.

Kathy said Mike Peter sent a letter out today and pretty much said he doesn't care where we decide to put it, he donated it, and is providing \$8,000.

Kathy went on to say that Linchester Trading has agreed to move this building for \$8,000. She and Nancy have been researching grants, and said there are many out there. There are grants to move it, grants that we don't have to match. She has talked to folks and has an offer of a private donation of \$5,000 once the building gets placed. There are many ways to raise the money.

Kathy said a resident has offered to let the town store the Carriage House on the lot at 102 Walnut St. for 2 years. She has a letter to that effect.

Leo said they would have a big problem with that, they have been complaining for a long time about that derelict house, and now you want to add to it?

Kathy said they have a letter from the school allowing the building to be moved across their property.

Leo asked how they would come across Lister; then said they just spent \$3,000 to have sod placed there.

Joe said that is not a town easement. None of that has been turned over to the town yet.

Joanne said she would like to know what grants are available without a match, she hasn't been able to find any.

Nancy said RDA has grants with a 25% match.

Lou said they were supposed to have all the costs together for this.

Kathy said it is \$8,000 to move the building and it is the town's obligation to do that.

Chuck said it was his understanding from the developer that he wanted the building moved or he would demolish it. The town never made any agreement that we own the property.

Joe read Exhibit B – (copy attached).

Joe said \$7,500 of the \$8,000 fees are still due.

Chuck said they don't have permission from the Lister Est. property owners to move it through there, and that's a temporary place to move it for 2 years until it has to be moved again. That's another moving fee. He had expected to only have the building moved once.

Chuck said he feels the best place to put it is in the Railroad Park with the other buildings and we need permission for that, and don't know how long that will take. What is it going to cost us to move it there? If there is a plan to move it over on the Garrett property, that's fine, but you need approval from the other property owners.

Kathy said if the town decides after 2 years that they don't want it, can't get the funding for it, the Garretts will take responsibility of the building.

Linda said there have been several problems with Garrett properties, and Joanne said they will never do anything with it and there will be 2 junky buildings sitting there.

Butch Martin said there are things that need to be finished in town first. He would like to see the park finished first. The building looks like a garage to him. He said he could understand, with the way the economy is right now, people questioning this.

Joanne said her estimate for materials only to get the telephone building to a place where they can begin the display is over \$7,000. It would be nice if someone would donate money for that. The train station and the caboose need repair, and there are not any town funds available for those now either.

Chuck asked Joe to contact MTA in regard to moving it to Railroad Park.

Kathy said she would get a bid to move it to the park.

Joe said if the developer is going to give us the additional \$7,500 to move the building to the Garrett property, okay, that's one issue. The second issue is, who is going to be responsible for the building if something happens. Once we move it, it will be our building. Carol to call the insurance company for that information. There needs to be a plan to go from the Garrett property.

Chuck said there needs to be something in writing requesting permission to cross Lister Est.

Joe asked if there was a letter from the school board stating they would not hold us liable.

Kathy said Mickey McCrea has liability coverage and will take care of that.

Joanne reminded everyone that there is no guarantee that the town will receive grants applied for. The train station needs a lot of work, a new roof because it is leaking.

Linda said she thought they voted on this a while ago, what is the point of deciding on something, and going on with it anyway.

Joe said that is why there is nothing in the budget for it.

Lou said all of the commissioners don't seem to be on the same page. When he was a commissioner all three of them knew what was going on. He doesn't think anything will be done with it in 2 years.

Respectfully submitted,

Carol A. Balderson  
Clerk

