

RECORD OF PROCEEDINGS

Minutes of VILLAGE OF CLEVES Special Council Meeting

Held on Monday April 18, 2022

This meeting was held via Electronic Communications - via the Zoom Platform

Mayor Stephen Myers began the Special Council Meeting at 9:09 A.M. with the Pledge of Allegiance. Roll Call was taken. Mr. Williams, Mr. Burns, Mrs. Myers, Ms. Meister, and Ms. Boyce were present. Village Administrator Rahall and Solicitor Nicholas were also present.

Mayor Myers announced that the purpose of the meeting is to discuss, deliberate, and act on the proposed sale of Village Property to the Village of North Bend for their proposed grant request.

Mayor Myers explained that this Special Meeting was Public Noticed for this purpose only and this would be the only business to come before the Council. He said at the meeting last Wednesday the offer from North Bend was \$200,000.00 for the property Cleves owns along the Ohio River.

Mr. Rahall said after discussions with North Bend, they had proposed a counter offer of \$400,000.00.

Ms. Meister asked if we were able to get an updated appraisal. Mr. Rahall said no.

Mrs. Myers asked if we had the full restrictions that were placed on the property when the Village acquired it. Mr. Rahall replied not yet, but it was restricted for recreational use.

Mrs. Myers asked if it was restricted to a Park only. Mr. Rahall said no.

Mr. Rahall said we can structure the agreement contingent upon the use being allowable.

Mr. Nicholas said the contract would also be contingent on the Village of North Bend being successful in obtaining the grant, so if there is no grant, there is no sale.

Mrs. Myers asked about our requirement/agreement to give the Boat Club 90-days notice. Mr. Rahall said we would add a contingency to allow for the 90-day notice. He also said we should refund any portion of the yearly rent should the boat club be asked to vacate.

Ms. Boyce asked about the Museum moving. Mr. Rahall said since it is a private group, they are not required to stay at their current location. North Bend mentioned they might move to the proposed interpretive center.

Mr. Burns stated that a reasonable offer with the vision for the community could be a great benefit. He said at this point the 10-million-dollar investment would be a good investment for the communities. He also said the current proposal is no longer asking the Village of Cleves to make such a large contribution to the project.

He said the downside included not having an updated appraisal and giving up control of the property.

Mr. Rahall said it would be appropriate to assume the property has increased in value since the appraisal, saying it might be fair to assume a 10% - 20% increase in value.

Mrs. Myers agreed with Mr. Burns, saying she was happy with the increased offer amount but still concerned about the short notice we were given.

Ms. Meister also agreed with Mr. Burns, saying the Village never had a plan for the use of the property and she did not foresee the Village developing the property. She said she was happy with the increased offer as well.

Ms. Meister stated she would be willing to accept the \$400,000.00 offer. She also said she would like to see the funds received from the sale put aside in an investment account.

Mr. Williams agreed that the \$400,000.00 was a fair offer and he supported the North Bend Project.

Mr. Nicholas said a formal vote could be taken however he said the actual Contract had to be drawn up for approval. He suggested that if Council agreed in Principal to the sale price of \$400,000.00 he could proceed with North Bend's Legal Counsel and prepare a contract for final approval at the May Meeting. In the interim, a letter from Mayor Myers is acceptable to North Bend to submit with the grant application. The sales contract can be sent after the actual application as long as the letter acknowledging the intent is included in the initial package.

RECORD OF PROCEEDINGS

Minutes of VILLAGE OF CLEVES Special Council Meeting

Held on Monday April 18, 2022

This meeting was held via Electronic Communications - via the Zoom Platform

Mr. Brett called the roll for a verbal poll of Council to agree in principal to the sale, which resulted in the following answers:

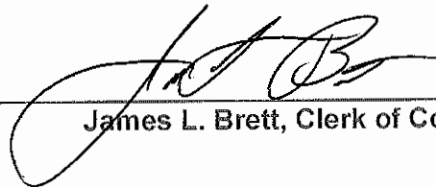
Mr. Burns – Yes, Mrs. Myers – Yes, Ms. Miester – Yes Mr. Williams – Yes and Ms. Boyce - Yes

There being no further business:

A Motion to Adjourn the Council Meeting at 9:39 P.M. was made by Mrs. Myers; seconded by Ms. Boyce.
ALL IN FAVOR.



Mayor Stephen Myers



James L. Brett, Clerk of Council