

**City Council of the City of New Castle
Special Council Meeting at Town Hall
201 Delaware Street – New Castle
Thursday – October 2, 2014 – 10:00 a.m.**

Council President Ratchford called the meeting to order at 10:00 a.m.

Roll Call:

Councilperson Megginson
Councilperson Cochran
Council President Ratchford
Councilperson Petty
Councilperson Vannucci

Also present:

William Barthel, City Administrator
Daniel Losco, City Solicitor

Council President explained that the reason for the meeting was to consider Resolution No. 2014-53 a Resolution to consider an offer on the surplus City property at 924 Young Street.

President Ratchford asked the City Administrator to introduce this item and give some background information.

The City Administrator stated that 924 Young Street is a property that the City Council declared as surplus some time ago. The property had deteriorated to the point where if kept by the City the building on the property would have been demolished, and the property would then have been sold as a lot.

The City has received an offer for the property of \$500.00. The interested party has contracts on two other surplus City properties on Clark Street and Center Street, and would like to try to rehabilitate this property. If he is able to salvage the property he can sell it, if not, he is assuming the risk; he could demolish the building and sell the lot.

Mr. Barthel stated that he felt the only down side would be if the buyer could not restore the property the City would be right back where it is now, but in accepting this offer, there is the chance the property can be saved and put back on the tax rolls.

President Ratchford said she imagined that the demolition would cost the City more than \$500.00. Mr. Barthel stated that the demolition could be as much as \$15,000.00 to \$20,000.00 and added that at that point the City would put the property on the market as a lot for \$20,000.00. There is no guarantee that price would be met, or how long it would stay on the market.

President Ratchford stated that Council had followed all procedures for surplus properties, it has been on the market for several months, and this is the only interested party; she then called for questions from Council.

Councilperson Cochran asked if the interested party has any other properties in New Castle that he has renovated, Mr. Barthel said he had rehabilitated another property in the Dobbinsville area.

Councilperson Vannucci said that the owner has plans to open the store in front of the property he is renovating in Dobbinsville, and has completed renovations on the back portion of that property. He stated that the renovations to that property looked very good.

Council President Ratchford stated that if the interested party were not able to rehabilitate the property, the City would be no worse than it is now, plus we would have the \$500.00.

The City Solicitor commented that the \$500.00 is a very low offer; the City might want to counter with a higher amount. Mr. Losco also stated that the buyer should be cautioned about the vacant property registration Ordinance, and what the timeline is for the teardown or rebuild.

Council President Ratchford called for a motion to consider Resolution 2014-53. Motion was made by Councilperson Cochran and seconded by Councilperson Vannucci.

Council President Ratchford read Resolution 2014-53.

Resolution 2014-53 passed unanimously

The motion to adjourn to executive session was made by Councilperson Megginson, seconded by Councilperson Petty and passed unanimously. Council meeting adjourned at 10:08 a.m.

Respectfully submitted,

Kimberly Burgmuller
City Council Secretary