

## WCDC October 2015 Meeting Minutes

Due to Sheldon's and Lyn's medical surgery recovery times the October meeting was postponed until November 3, 2015

Members Present: Tim Crampton, Rick Stephens, Peggy Reichert, Chuck Price  
Guests: Duane Thul, Greg Phillips

Duane presented individual copies of his letter response from the City Attorney concerning the legal status of WCDC in relationship to the City Council. The attorney stated that the WCDC could not be a subcommittee of the City and at the same time be a nonprofit corporation. Chuck stated that this opinion was shared by Sheri Stuart in Salem. We informally agreed with this conclusion. Thus we need to remain a City subcommittee or apply to IRS to become a nonprofit corporation. Chuck stated that Sheri Stuart had told him that it is common for an independent nonprofit corporation to have a contract with the City government. Chuck will inquire further for details and examples. Chuck also expressed concern about losing the \$1000 City line item as we have several improvement projects which will require funding. In his opinion it would be a major hassle to request grant monies for every single small project that we undertake to complete. Greg Phillips agreed to help Chuck complete the 501c3 application to IRS.

We discussed purchasing the Duncan Clark and Cossitt properties to site the Senior Housing Project. Chuck presented the title report for each property which showed many family individual's liens on the Clark property. Both properties had two years back property taxes overdue from payment. The Cossitt property had never been through probate and thus is still owned by Helen and Harlow Cossitt both deceased. It was discussed that the Clark property may be sold in a "bundle" with several other properties and that the Bank of America attorneys could clear up all the claimant liens on the Clark property in a very timely manner. Presently, B of A will only sell the Clark property as a quickclaim deed with no title insurance. We discussed that we can not pursue grant monies with an unclear land title. We decided it would not be harmful to our cause to give Valerie Alderson (Clark property realtor) a copy of the title report. Chuck thought once the bank had sold the "bundle" that possibly we could buy the Clark property in a "fire sale" scenario. Chuck also noted that the City/WCDC had only received one \$200 billing for the two title reports. He had originally been quoted a cost of \$200 for each report of the two reports. Chuck will call Pioneer Title to investigate.

Duane recommended that the WCDC pursue purchasing the vacant lot at 306 North Water Street which measures on the maps at 100x105 feet. We discussed that we would have to route the parking area toward the east end of the lot. Rick noted that there could be a problem with the Tom Lawrence fence on the north side of this lot. Apparently Tom had received permission from the owners to move his south fence further south over the north boundary of the 306 North Water Street lot. Tim and Rick will measure the lot to ensure that the map recordings are correct. We also discussed that this property is further from the downtown area than we prefer but it might be our best choice in the near term.

We discussed the usage of artificial flowers in the hanging baskets on Main Street. Duane had received several complaints at Pioneer Picnic regarding their appearance. He recommended just planting flowers around the base of the trees as it is very difficult to hand water each basket during our hot summers. Chuck requested that Duane discuss extending the current tree watering system up inside the lamp posts to water the hanging baskets. Duane will talk to Scott about it. Rick will get together with Jim Davis and Tim to put the hanging baskets in winter storage before our next meeting.

Our next meeting is scheduled for December 22, 2015 at 7 pm.

Respectfully submitted,  
Chuck Price, WCDC Secretary Treasurer