

## **WCDC Minutes for September 22, 2015 Meeting**

Members Present: Rick Stephens, Peggy Reichert, Tim Crampton, Mary Lou Andrews, Sheldon Delph, Lyn Delph, Chuck Price

Chuck read the minutes for the August 25, 2015 meeting and gave a current financial report. Both the minutes and financial report passed unanimously. We have \$5000 from the Oregon Community Foundation for the covered wagon site, \$1000 in the City budget line item, \$240.08 in the Hodaka Club line item and \$1856.31 in the Brick Fund. The Brick Fund statement showed a \$35 deposit for "refunded fees" and a \$50 withdrawal for an analysis service charge. Chuck will inquire at the bank for the origination of these transactions.

Sheldon reported that he is working with Spurgeon Appraisal Services to determine the wagon lot boundaries for appraisal purposes.

Rick stated that parts are still on backorder at M&C Machine for the lamp pole extension arms and end caps.

Tim reported that Sam Tucker has dictated the nonliability statement for the south Weston wagon site. This document will be sent to the East Umatilla Rural Fire District for their approval.

Chuck reported that after many phone calls and emails he was able to determine that the Bank of Mellon New York of Richardson, Texas is the Trustee for the Bank of America the owner of the Duncan Clark property at 302 East Main Street. After Chuck emailed the Bank of Mellon, New York to determine ownership Valerie Alderson the property's realtor (Seaquist Realtors) finally was contacted by the Bank of America. They stated that they wished to sell the property immediately but would only issue a quickclaim deed and no title insurance. Sheldon stated that if we applied for a Wildhorse Foundation grant to purchase this property we would not receive notification of grant award until at least November 1. He said that we could also request funding from the Ferguson foundation, one fund is for local children needing glasses or other immediate needs and other funds are incorporated into the Oregon Community Foundation. Chuck said that possibly funding could be obtained from the Key Foundation. We also discussed purchasing the Cossitt property directly east of the Duncan Clark property for future expansion of the Senior Housing project. Rick reported that currently there are two years back property taxes due on the Cossitt property with other possible medical or funeral liens. Chuck stated that we need to inquire as to the cost of title insurance on these two properties. He also reported that Pioneer Title had told him that title reports would cost \$200 for each property.

Lyn made the motion seconded by Chuck to do a title search on the Duncan Clark and Cossitt properties. Chuck will call Tom at Pioneer Title in Pendleton to begin this process. We also discussed that after approval by the City Council we would endorse an offer of \$7000 for the Clark property with the Bank of America to pay back property taxes (approx. \$900) and realtor fees. This offer would be contingent on City Council approval, available grant financing and the results of Pioneer Title's lien search. We also discussed offering Tom Cossitt \$2000 for his property based on the above contingencies. Chuck reported that Thacker Excavating had submitted a bid to demolish and remove the structural debris on the Clark property for \$8100 contingent on no asbestos being present.

Peggy made the motion seconded by Rick that our discussions to purchase the Clark and Cossitt properties be presented at the next City Council meeting for their consideration. We need to have the City Attorney review and advise on whether the City of Weston or the WCDC should be the bidder and owner of these two properties. Rick stated that the City Council would have to schedule a special Executive Session for this discussion. He will contact Mayor Thul to request this special Executive Session. Chuck will contact Valerie Alderson to inform her that we are interested in purchasing the Clark

property and have ordered a title search be completed but **will not** make any offers until all contingent items were finalized.

Rick made the motion seconded by Peggy to have Chuck and Sheldon complete the Wildhorse Foundation grant application due October 1, 2015 to request monies to purchase the Clark property.

Our next meeting is scheduled for 7 p.m. on October 27, 2015.

Respectfully submitted,  
Chuck Price, WCDC Secretary-Treasurer