

SPECIAL MEETING BADEN BOROUGH COUNCIL FEBRUARY 4, 2014

Council President Judi Montell called the Special Meeting of Council to order at 7:00 p.m. in Council Chambers of the Baden Municipal Building, 149 State Street, for the purpose to consider the disposition of the property located at 330 State Street in Baden.

PLEDGE OF ALLEGIANCE

PRESENT: Mr. Besong, Mrs. Michaels, Mr. Stuban, Mr. Trzcianka, and Mrs. Villella and Mrs. Montell (Not Present: Mr. Mutschler)

ALSO PRESENT: Mayor Sam Gagliardi

Acknowledgement of Recordings

VISITORS

Joe Kostial addressed his concern about the purchase of the gas station being a waste of money. He expressed the need for funding to repair roads and gave Franklin Avenue as an example.

COUNCIL DISCUSSION

Michael Stuban addressed the situation regarding 330 State Street. This included the property being condemned and cited. A hearing was held with the Magistrate and the property owner was found guilty so filed an appeal. At the recent hearing the property owner asked that all taxes be dropped so that the property may be sold. There was an interested buyer (Gaudino) however he rescinded his offer. The judge offered (asked) if Baden had an interest in the property which prompted the meeting this evening. The next hearing date is scheduled for February 20th.

Bob Besong stated that he is against purchasing the property because of the cost and the need for money to repair other things in Baden.

Conversation took place regarding what would be done with the property? No decision was determined however comments included tearing it down or fixing it up. Kim Villella asked what would happen if we didn't buy the property. The main concern was that the property is an eye sore located in a prime area of town and if we wait until the property goes up for judicial sale we will be no further along with fixing the problem because the property is still an eye sore and we will continue to be spending money on legal fees. By purchasing the property the borough will have control over making sure that the property is cleaned up (either through repair or demolition).

Mayor Gagliardi commented that he agrees that this is prime property but determining the use of the property is essential. He noted that the property had 25 items listed on the citation and we don't want to be stuck with a white elephant. Michael Stuban noted that the main item that must be addressed would be repair of the roof. President Montell commented that the other cited items are fixable such as removing the facade of the building and she also noted that some things can be recycled.

Further discussion took place as to possible uses of the property. President Montell noted that this decision can't be determined at this time. We must first determine if it is feasible to purchase the property.

MOTION by Michael Stuban, second by Dave Trzcianka to go into executive session to discuss an offer price for the property. Bob Besong voted no.

ROLL CALL to go into executive session to discuss an offer price for the property

Mr. Besong	No
Mrs. Michaels	Yes
Mr. Stuban	Yes
Mr. Trzcianka	Yes
Mrs. Villella	Yes
Mrs. Montell	Yes

Five (5) yes, One (1) no motion carried.

Council went into executive session at 7:18 PM.

MOTION by Michael Stuban, second by Dave Trzcianka carried unanimously to return to session at 7:28 PM.

MOTION by Michael Stuban, second by Donna Michaels to make an offer on the property located at 330 State Street that is consistent with the discussions held in executive session. Bob Besong voted no.

ROLL CALL to make an offer on the property located at 330 State Street that is consistent with the discussions held in executive session

Mr. Besong	No
Mrs. Michaels	Yes
Mr. Stuban	Yes
Mr. Trzcianka	Yes
Mrs. Villella	Yes
Mrs. Montell	Yes

Five (5) yes, One (1) no motion carried.

MOTION by Michael Stuban, second by Donna Michaels to authorize the secretary to get quotes to get the property appraised, cost for demolition and cost for repair so that council will have costs and options to review. Bob Besong voted no.

ROLL CALL to authorize the secretary to get appraisal, roof repair and demolition cost for the 330 State Street.

Mr. Besong	No
Mrs. Michaels	Yes
Mr. Stuban	Yes
Mr. Trzcianka	Yes
Mrs. Villella	Yes
Mrs. Montell	Yes

Five (5) yes, One (1) no motion carried.

ADJOURNMENT

MOTION by Michael Stuban, second by Donna Michaels carried unanimously to adjourn the meeting.

Meeting adjourned at 7:33 PM.

Respectfully submitted for approval,



Elaine K. Rakovan
Borough Secretary
February 17, 2014