

Town of Arlington

5854 Airline Road, Arlington, TN 38002

Board of Mayor and Aldermen
Special Called Meeting
Monday, October 14, 2013

MEETING MINUTES

I. CALL TO ORDER AND ROLL CALL

Present

Mike Wissman, Mayor
Harry McKee, Vice Mayor
Gerald D. Lawson, Town Attorney
Gerald McGee, Alderman
Brian Thompson, Alderman
Jeff McKee, Alderman

Others Present

Gerald D. Lawson, Town Attorney
Catherine Durant, Recorder/Treasurer

Excused Absence

Glen Bascom, Alderman
Oscar Brooks, Alderman

II. OPENING PRAYER

Mayor Wissman led in the opening prayer.

III. PLEDGE TO THE FLAG

Mayor Wissman led in the Pledge to the Flag.

IV. NEW BUSINESS

- A. **Resolution 2013-07 to authorize Mike Wissman in his capacity as Mayor of the Town of Arlington, Tennessee, to execute a contract to purchase four (4) parcels of property on Memphis Arlington Road known as the Allen Steel Property.**

Main Motion: Alderman McGee made a motion to approve Resolution 2013-07. Alderman Thompson seconded the motion.

Mayor Wissman acknowledged Gerald Lawson, Town Attorney to give a brief overview. Mr. Lawson explained that the original offer to purchase dates back to February of this year and was scheduled to go to the Board for approval in April. However, there were several issues that arose during the Title search that needed to be taken care of to ensure the Town would have clear title to the property. The issues

**BMA Special Called Meeting
Minutes
10-14-13
Page 2**

consisted of: back taxes, liens, mortgage issues, tax sale and multiple owners. Mr. Lawson informed the Board that an additional \$50,000 was added to the original \$900,000 offer for a total revised offer of \$950,000, agent commissions were reduced and the lien holders contributed to ensure that the liens will be satisfied and back taxes will be paid. He noted that it would take 45 days from closing to be able to remove one parcel from the Shelby County Land Bank after Tax Sale. He explained that with Board approval they could close to escrow next week and take possession 45 days after escrow closed. Mr. Ed Haley, Town Superintendent noted that the \$950,000 offer is still well within the appraised value of the property. He went on to explain that any items still on the property need to be removed prior to our taking position, however, we need to monitor the removal to ensure no damage occurs. Mayor Wissman called for discussion. Alderman Thompson asked for a timeline after closing escrow. Mr. Haley said renovation to the office area is needed and explained that they could accomplish this within 120 days. Alderman Thompson noted that he felt like this was a good investment for the Town. Alderman McKee agreed it was a good opportunity. Alderman McGee asked about any environmental concerns. Mr. Haley explained that a Phase I environmental was done with no issues found, however, a Phase II was not done. Vice Mayor McKee expressed concern that if the utilities had been completely cut off the Town may be responsible for any electrical code updates. He asked for clarification on how the renovation amount and the purchase price would be handled in the budget. Ms. Durant, Town Recorder, explained that there would need to be an amendment to the FY 2013/2014 Budget to include capital outlay expenditures (110-41000-900) totaling \$1,150,000 being expensed from reserves. She went on to say that the amendment could be included in the Ordinance to amend that has already had one reading before the Board and is due a second reading in November. Gerald Lawson, Town Attorney, summarized by saying that the property consist of four (4) tracks of land with different owners, different lien holders, different tax liens, and one track is owned by Shelby County due to tax sale. Buying all four (4) parcels is what staff recommends and will ensure clean titles and a release signed by all parties. Mayor Wissman called for the vote.

Vote on Main Motion: The motion carried unanimously.

V. ADJOURNMENT

Motion: Vice Mayor H. McKee made a motion to adjourn. Alderman Bascom seconded. The motion carried unanimously.

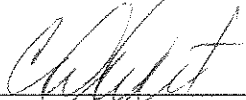
Meeting adjourned.



Mike Wissman, Mayor

11-4-13

Date



Catherine D. Durant, Recorder

11-4-13

Date