

Gem City Dog Obedience Club

Special Board Meeting

September 30, 2013

Location: GCDOC Building

Date: September 30, 2013 8:25 p.m.

Board Members:

Krista Anthony

Deb Arnold

Mary Beam

Nancy Beeman (absent)

Curt Givens

Diane Harrison (absent)

Gayle Ingram

Carole Lenehan (absent)

Ronalee McKnight

Pam Murn

Karen Pompei

Kathy Roberts

Elaine Stoermer

Kathy Roberts called the meeting to order. She explained that this Special Board Meeting was being held for the sole purpose of considering the **purchase of the building at 4920 Northcutt Place.**

Kathy explained that the building opportunity at 4920 Northcutt Place has developed rapidly. The owner, Gerald Colp, is negotiating very seriously and action is needed very quickly if we intend to purchase the building. He has lowered the price considerably since he first met with club members and seems to have the goal of helping that neighborhood improve by bringing more stable businesses to the area. The Racino will be opening on Wagner Ford Road. The building was last used as a bingo hall and consists of 16,350 square feet. Kathy spoke to all board members prior to the meeting so everyone was aware of the recommendations of the Site Selection Committee. A number of members of the Board, as well as those involved in the site selection (Jennifer Looper, Maggie Melton, Ron Siwecki, Sandy Price), have gone through the building, some multiple times.

Several items were distributed: satellite map of the area, City of Dayton Official Zoning Map, the real estate listing for the property, real estate tax summery (all taxes have been paid).

Highlights of the discussion:

- The seller has agreed to get the Level 1 Environmental Report and will pay for it (\$3,500)
- Deb, Curt and Kathy met with a contractor who has is preparing a rough bid for improvements for us. Improvements would include removing walls, removing ceiling tiles, spraying insulation, cleaning, and other needed items. Even if we choose a different contractor, this will give us a general estimate.
- An attorney has been hired to write a purchase agreement at a cost of \$1,500 - \$2,000.
- A title search has been done.
- Deb and Jennifer have met with the City of Dayton regarding zoning and occupancy. It is up to code for public occupancy.
- The facility would qualify for AKC trials.
- The club has been approved for CPE trials.
- There are no poles in the large room.
- Can remove non-fire wall or weight bearing walls to make a larger open space in the front.
- It has a gravel roof that should be good for another 5 – 6 years easily.
- It has handicap restrooms (3 stalls)
- There is a new HVAC system.
- The parking lot holds 125 cars and is lighted. It could use a little work.
- The electric is adequate for our needs.
- A security system is in place.

- The fire alarm needs replaced.
- A raccoon had made its way into the building and left fleas but after several flea bombs the problem is being resolved. The hole where it was coming in has been repaired and there has been no sign of the raccoon recently.
- There is some mold but it can be eradicated through professional cleaning.

Members who had been in the building discussed all the positive features it contains and felt it would be a wonderful training center for the club. After taking into consideration the purchase price and the needed renovations, it is estimated the total expense would be around \$150,000 which would include flooring. Jennifer Looper has been looking for buildings and Kathy has been visiting those facilities and there have been no other buildings that have come close to this one in terms of cost or layout that would accommodate our activities. Arrangements have been made for financing.

Gayle Ingram and Krista Anthony expressed concern about the crime in the area. Krista noted that two gangs operate in the area and she was worried about the safety of our members and of our dogs, particularly in the evenings when it is dark. Mary Beam distributed a crime report for the area over the last month and it only had four items – 2 simple assaults and 2 theft from motor vehicle. Gayle had run a crime report from the City of Dayton Police website and found the area around our current location on Springfield Street had more crimes within a ½ mile buffer (45 events) than the Northcutt Place area (38 events). Members had made inquiries with local police and businesses along Northcutt and learned that there have been some industrial break-ins.

Board members recognized that the Northcutt location was not ideal but also recognized that the crime in the current location on Springfield Street is also a great concern. Drug deals have been witnessed in the parking lot and members are careful not to leave the building alone at night. A similar procedure would be necessary at the new location as well. The parking lot will be well lighted and a security system would be in place on Northcutt.

Gayle distributed a spreadsheet and map showing the geographical locations of where the Gem City members live. It showed that members are widely spread throughout Montgomery County and beyond. The largest concentration is in Huber Heights/Dayton (45424 zip) and Xenia/Beavercreek (45385 zip). It was noted that the Northcutt facility is easily accessible from I-75.

Kathy Roberts recommended that the board approve a Letter of Intent to purchase to the owner as soon as possible to lock in the purchase price. A number of board members felt strongly that the board should not commit club money without the approval of the membership. It was noted that when the Land was purchased there was a vote by the membership approving that purchase. Kathy was extremely concerned that someone else will purchase the property if the price becomes public and we don't move immediately. There is also concern that although the lease on our current facility on Springfield Street goes through 2016, the landlord has made comments that indicate that he might sell the building before that time which could terminate our lease and leave the club without a training facility. In order to hold a Special Membership Meeting a 14 day notice must be given along with the purpose of the meeting.

To expedite the procedure, board members were comfortable with holding two informational meetings as soon as possible to determine the level of support from the members. The meetings would be identical and include a comparison of present monthly expenses to estimated monthly expenses at the new location. It would also highlight the potential of the new building for bringing in AKC trials and hence increasing our earning potential.

Deb Arnold and Kathy Roberts were confident that if the members did not support moving the club to the Northcutt facility, there were several other developers that would purchase the property from us. Deb agreed to obtain a Letter of Intent from one of them so the club would be guaranteed we could quickly resell the building and recoup our purchase price if it were necessary to sell the property.

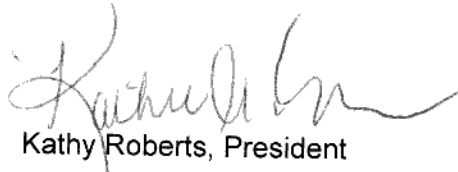
After more discussion, Curt Givens made the motion to move forward with the purchase and authorize Kathy Roberts to submit a Letter of Intent to the owner of the property at 4920 Northcutt Place. The Letter of Intent should contain the provision that the club will perform due diligence related to the property which includes: title search, survey, inspections, and obtain the support of the club membership. The motion was seconded by Mary Beam and passed unanimously.

There being no further business, Curt Givens moved to adjourn the meeting at 10:00 p.m. Gayle Ingram seconded and the meeting was adjourned.

Respectfully submitted,

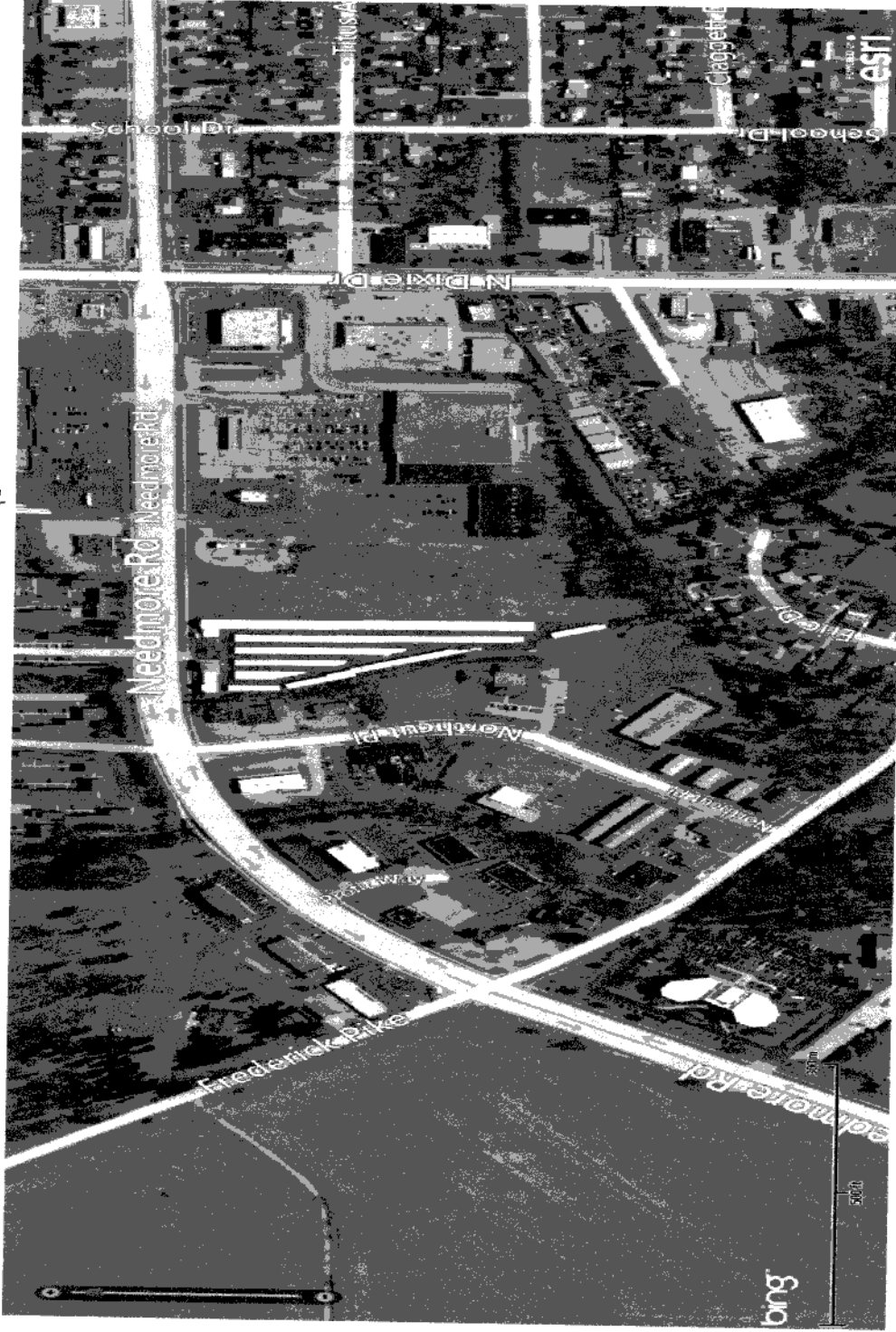


Gayle L. Ingram, Secretary

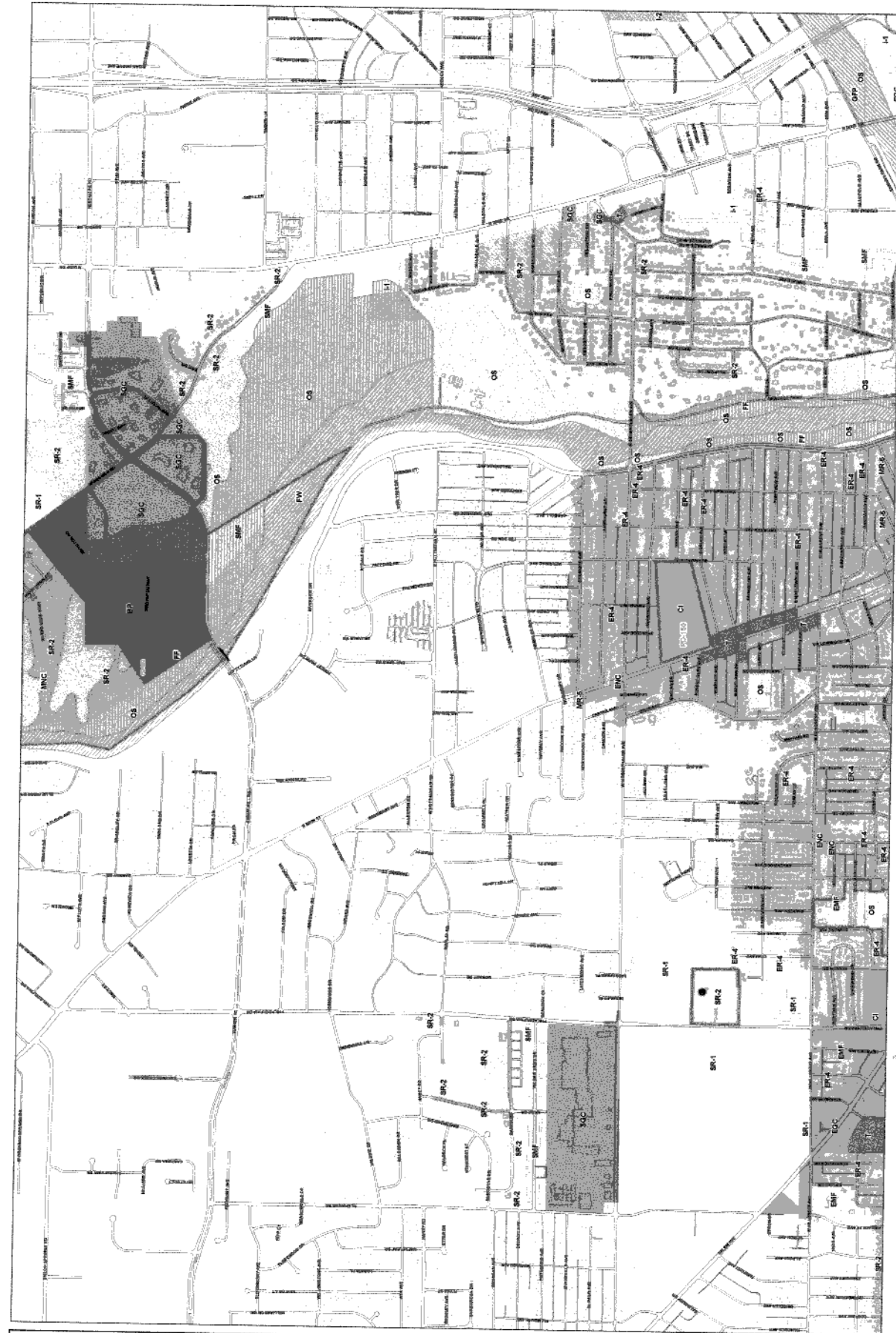


Kathy Roberts, President

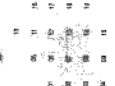
Northland



- SR-1 = Suburban Residential 1
 SR-2 = Suburban Residential 2
 ER-3 = Electric Residential 3
 ER-4 = Electric Residential 4
 MR-5 = Mature Residential 5
 SMF = Suburban Multi-Family
 BMF = Electric Multi-Family
 MF = Mature Multi-Family
 MH = Manufactured Home
 LBD = Light Business District
 CBD = Central Business District
 MNC = Mature Neighborhood Commercial
 EHC = Electric Neighborhood Commercial
 SMC = Suburban Neighborhood Commercial
 MGC = Mature General Commercial
 EGC = Electric General Commercial
 SGC = Suburban General Commercial
 T = Transitional
 I-1 = Light Industrial
 I-2 = General Industrial
 BP = Business Park
 CI = Campus Institutional
 MO = Medium Office
 OS = Open Space
 Airport
 Historic District
 Flood District
 HO-1
 HO-2
 Planned Development
 Urban Renewal Area
 Overlay District
 Wetland Overlay District
 Flood
 FF - Flood Fringe
 FW - Floodway
 GFF - General Flood Plain



Department of Planning and
 Community Development



City of Dayton The Official Zoning Map

Listing Summary

Listing #558479

◆ \$75,000 (LP)

4920 Northcutt Pl, Dayton, OH 45414 Expired (09/28/13)

Sq Ft: 16320*

Lot Sz: 2.9400ac*

Price/SqFt: 4.60

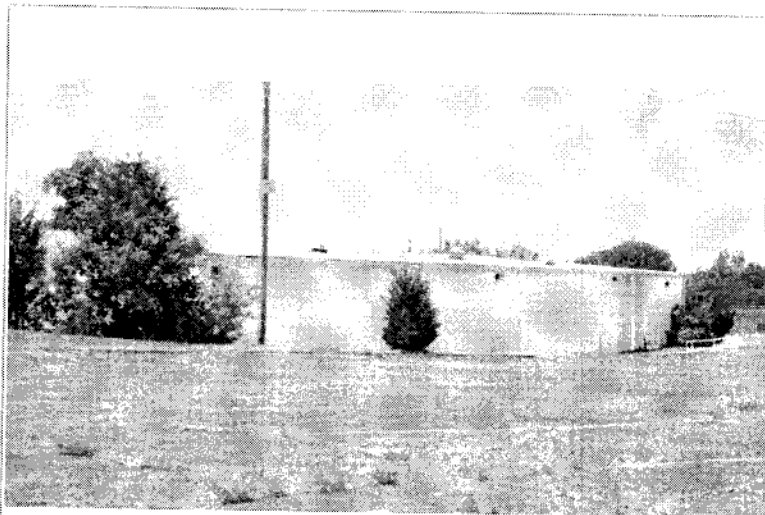
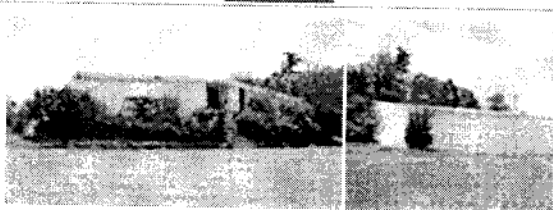
Area: E of S

Yr: 1969*

Remarks

Total of 16,350 sq. ft.- 10980 sq. ft. of well lighted open area! 5340 sq. ft. offices and another open room areas- Wide range of uses such as Banquet Center, Printing Shop, Trade School, Dance Club, Bingo Hall, Church, Catering, -Zoned for 40 different uses-Parking 125 cars- New central air-800 amp 120/208/3 phase/4 wire security system-city utilities-gas heat-parking ot lighting-handi cap ramp-90x180 building-3 restrooms-Needs cleaning and some work but great low price! Make offer!

Pictures (5)



Agent

Office

Showing Phone Number

C. Michael Royce Primary:937-718-7915 Secondary:937-890-8732 x25 Other:937-535-0080
 Royce & Associates Phone: 937-890-8732, FAX: 937-277-3270
 (937) 890-8732

Area

Subdivision

Building Name

Municipality

E of Stillwater

Northcutt Bingo

City of Dayton

County

Year Built

Cross Street

Directions to Property

Location

Lot Dimensions

Montgomery

1969*

Needmore

Off Needmore Rd. - 2 blocks east of Frederick.

North Dayton

2.938

Lot Size/Access

Highway Access

Road Type

Frontage

Size/Shape

Current Use

Total Sq. Ft.

Office Sq. Ft.

Stories

Parking Spaces

Construction

Roof

Zoning

Possible Use

Utilities

one mile to I-75 and I-70

blacktop

.

rectangle

Bingo

16350.00

5340.00

1.0

#125

Aluminum, Other

Other

Business, Office, Commercial, Industrial

Warehouse, Manufacturing, Industrial, Office, Retail, Restaurant, Professional, Business, Special

3 Phase, Sanitary Sewer, Natural Gas, Storm Sewer

Lighting System	Flourescent, Incandescent
Heating	Gas Natural
Cooling	Central
Parking	Lot, Fenced, On Site, Asphalt
Special Features	Private Restroom, Reception, Conference, Storage, Open Space, Vending, Security, Other
Inside Features	Security, Gas Water Heater
Outside Features	Metal Fence, Security
Detail Available	Floor Plans, Survey, Aerial

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U.S. Patent 6,910,045

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PARID: R72117220 0006

PARCEL LOCATION: 4920 NORTHCUTT PL

NBHD CODE: C3501DAY

Owner

Name

COLP GERALD R TR

Mailing

Name

GERALD R COLP TR

Mailing Address

368 S PATTERSON BLVD

City, State, Zip

DAYTON, OH 45402

Legal

Legal Description

78606 PT

Land Use Description

C - OTHER COMMERCIAL STRUCTURES

Acres

2.938

Deed

1995-00738A009

Tax District Name

DAYTON-NORTHRIDGE

Sales

Date

Sale Price

Deed Reference

Seller

Buyer

02-APR-91

\$200,000

01-DEC-95

\$285,000

Values

***** TENTATIVE VALUES *****

Assessed Values

100%

35%

Land

\$102,170

\$35,760

Improvements

\$178,970

\$62,640

CAUV

\$0

\$0

Total

\$281,140

\$98,400

***** TENTATIVE VALUES *****

Current Year Rollback Summary

10% Rollback

\$0.00

2.5% Rollback

\$0.00

Homestead

\$0.00

City of Dayton Credit

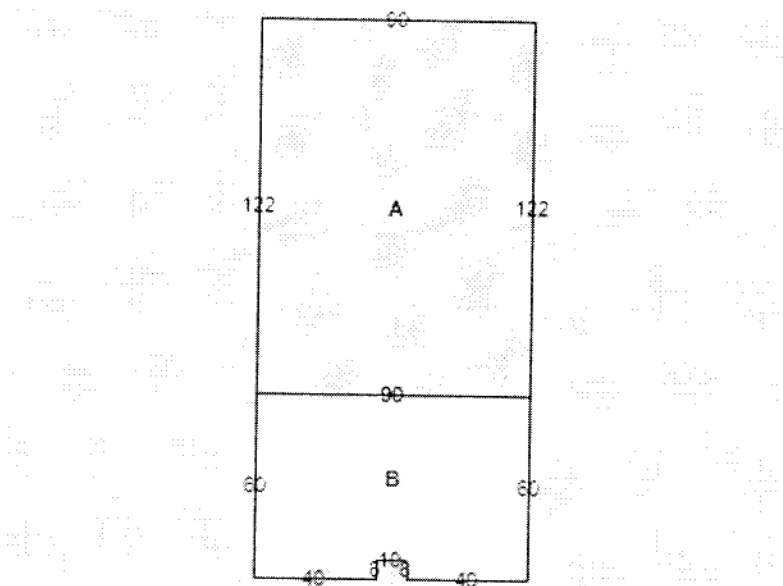
\$0.00

Reduction Factor

\$0.00

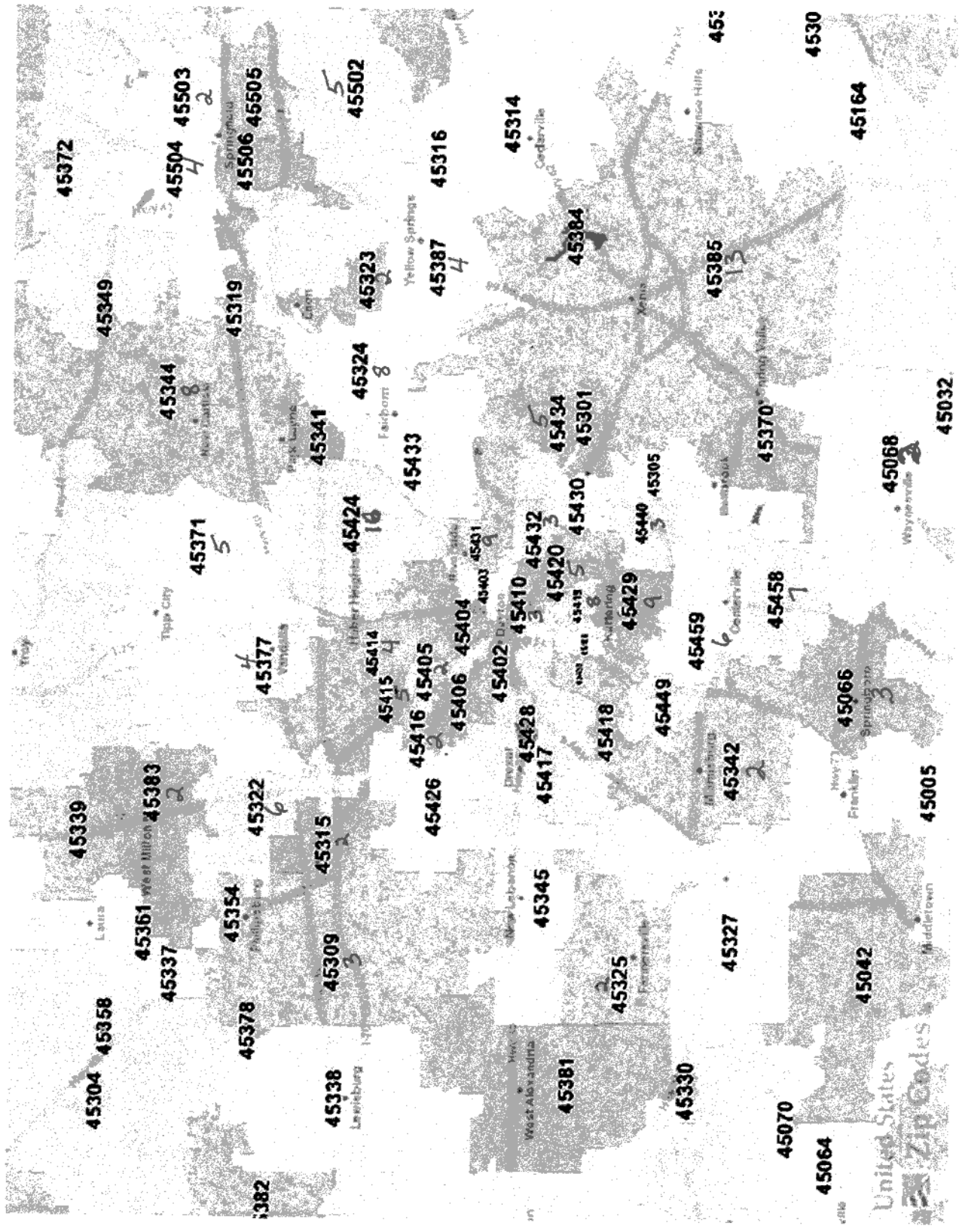
Tax Summary

Year	Prior Year	Prior Year Payments	1st Half Due 2/15/2013	1st Half Payments	2nd Half Due 7/19/2013	2nd Half Payments	Total Currently Due
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



A	SOCIAL/FRATERNAL HALL, 10980	B	SOCIAL/FRATERNAL HALL, 5340
	Sq. Ft.		Sq. Ft.

Type of Crime	Crime	Date	Address	Neighborhood
assets/crime/Violent2_	SIMPLE ASSAULT	9/16/2013	32 BISH AV	Arlington Heights
assets/crime/Property_	THEFT FROM MOTOR VEHICLE	9/15/2013	4024 W THIRD ST	Arlington Heights
assets/crime/Property_	THEFT FROM MOTOR VEHICLE	9/11/2013	32 S HALLOWAY ST	Arlington Heights
assets/crime/Violent2_	SIMPLE ASSAULT	9/10/2013	4024 W THIRD ST	Arlington Heights



United States
Zip Codes