

**Ashland Public Library Trustee Special Emergency Meeting
MINUTES
Wednesday, October 23, 2024
Conference Room, 2nd Floor: 224 Claremont Avenue, Ashland, OH**

The meeting was called to order at 9:03 AM by Sandra Tunnell, President of APL Trustees.

ATTENDANCE:

Roll Call: Joshua Cehulik, Amy Daubenspeck, Barb Queer, Stacy Schiemann, Sandra Tunnell, Michael Zickefoose. Also Present: Charlene Tolbert, Director and Jessica Kremser, Fiscal Officer.

EXECUTIVE SESSION:

Motion was made by Mrs. Daubenspeck, seconded by Mr. Zickefoose, to enter into Executive Session at 9:03 am to consider the purchase of property for public purposes. Mrs. Tolbert, Mrs. Kremser, and Real Estate Agent Kelly Cooke were also invited to attend the Executive Session.

Ayes: Joshua Cehulik, Amy Daubenspeck, Barb Queer, Stacy Schiemann, Sandra Tunnell, Michael Zickefoose.

Motion was made by Mr. Zickefoose, seconded by Mr. Cehulik to end the Executive Session and return to the Special Emergency meeting at 9:38 am.

Ayes: Joshua Cehulik, Amy Daubenspeck, Barb Queer, Stacy Schiemann, Sandra Tunnell, Michael Zickefoose.

After the Executive Session, the Board members discussed the need to make a strong offer on the property listed for sale at 311 Broad Street. The property is adjacent to other library parcels and its purchase would secure the property for future library needs. The components of the offer were discussed by the Board members and Mrs. Cooke. They also discussed that some type of variance or approvals may be needed from the City at some point, depending on how the property will be used.

Motion was made by Mrs. Daubenspeck, seconded by Ms. Schiemann, to place an offer to purchase the property at 311 Broad Street. The offer amount is \$200,000, cash, with an escalation clause, in increments of \$1,000, up to a maximum of \$250,000. The Library will not require any inspections. The contract will include four contingencies: title, insurance, location print, and by-laws. The property is to be vacated by December 31, 2024. The Library agrees to pick up the library agent's brokerage commission of 3%. The library will also offer an earnest money deposit of \$10,000, which will be paid to Castle Title. The purpose of this purchase is for future library needs.

Ayes: Joshua Cehulik, Amy Daubenspeck, Barb Queer, Stacy Schiemann, Sandra Tunnell, Michael Zickefoose.

ADJOURNMENT:

Motion was made by Mr. Zickefoose, seconded by Mr. Cehulik, to adjourn the Special Emergency Meeting at 9:50 AM.

Ayes: Joshua Cehulik, Amy Daubenspeck, Barb Queer, Stacy Schiemann, Sandra Tunnell, Michael Zickefoose.

Sandra Hedlund-Tunnell
President, Board of Trustees

Michael Zickefoose
Secretary, Board of Trustees