**Town of Bradford**

**Special Meeting of Town Board**

**Thursday, June 8th, 2023 at 5:15 p.m. at the Bradford Town Hall**

**Minutes**

1. Call to Order

Meeting called to order at 5:21 pm.

1. Roll Call

Present: Dave Moyer, Sharon Douglas, Loren Bobolz, Dan Huisheere, Ben Wellnitz, Marlina Jackson. Present on Zoom: Mike Hahn and Keaton Schultz. Not present: Jill Bier

1. Pledge of Allegiance

4. Discussion and action on transfer and renewal of Shady Hill Mobile Home Park License

Keaton introduces himself to the board. Mike asks him to give a little background. Dave states that two days prior Dave, Dan, Keaton, Andres, and Mike met at the park for a walkthrough of the property. 1 trailer has been removed and another is in process. Keaton responds that if it isnt finished a credit would be given to him and his team would have it taken care of. After the walk through they met at the townhall and discussed moving forward. Time frames and how to handle things were discussed. Communication was a very big topic of the discussion. Dave asks Dan if there were any discrepancies in the letter the board received from Keaton. Dave points out a spelling error. Keaton responds it wasn't read over by anyone in his office. Mike asks if for the rest of the board members, Keaton could explain his plan and how he plants to approach the park. Keaton paraphrases the letter. Tentatively closing the morning of the 14th, keatons crew would be onsite….Sam, Ryan, and Cory. He wants to make sure that contact is made with all tenants in the park. The nice thing is Cory already has an action plan to address urgent issues. They are not going to issue any notices right away and make agreements with everyone. He assumes there are some they wont receive compliance from. Leases expire in August and they are working on community rules. MIL suites, cars, trash, basic cleaning will be addressed when on site. Keaton would like a town contact with his staff for information in regards to building permits. Any modifications moving forward will require a permit. After 90 days or maybe sooner attend a board meeting to provide an update. Someone in his office has had contact with Jill already. He wants to show his best foot forward and is putting his money where our mouth is. Correct the payments and where to mail them to have been addressed. Loren asks how many trailer are in the purchase of the Shady Hill? Keaton responds that All units are resident owned. Dave asks if they plan to keep the same park manager? Keaton responds Ryan and Sam will handle that. Dan states that one thing he did ass is they will bring in a trailer and it will get set correctly. Anything after 2008 will need a ad and proper skirting. Dave says Keatons management requires skirting on all units. Dave states this is a good move. Loren asks about the people who own their own units and if they are going to be required to be updated. Keaton responds that his team will work with sales staff if someone wants to swap and will take a holistic approach. It is easier to sell a house if neighboring units are new. Would be setting the wrong expectations if it were presented as a quick turn around. There are multiple different ways to work with the residents and the goal is especially in the front to get rid of the old units and and replace with new ones. TO make this successful we will have to work together and collaborate. Keaton and his team are excited to work with the town and just the reasonableness and will to make stuff happen. IT will take time but it can be a very nice property. A motion to accept the resolution 2023-1 (Sharon Douglas/Dan Huisheere). Motion carries by voice vote with no negative vote. Keaton aks Mike for a contact. Closing will happen on the 14th. Will get a copy of the resolution that is passed. Keaton wants an example of the building permit and states that he has never sold a property hes bought. Dave invites him and his representatives to attend the open house on July 20th at the townhall.

5. Adjournment

A motion to adjourn (Ben Wellnitz/Dan Huisheere). Motion carries by voice vote with no negative vote. Meeting adjourned at 5:45 pm.