

SPECIAL CALLED MEETING

TOWN OF CHASE CITY, VA

Monday, March 24, 2025 at 6:00 PM

525 North Main Street, Chase City VA 23924

Phone: (434) 372-5136 | www.chasecity.org

MINUTES

Call to Order

The meeting was called to order by Mayor Alden Fahringer at 6:00 p.m.

PRESENT

Town Manager Dusty Forbes

Mayor Alden Fahringer

Vice-Mayor James Bohannon

Council Member Marshall Whitaker

Council Member Brenda Hatcher

Council Member Pauline Keeton

Council Member Michelle Wilson

Council Member Latrisha McCargo

Urgent Meeting Items

Town Council will meet to discuss the proposed sale of the Lee Building.

Edwin Gaskin presented a slide show of proposed renovation of the Lee Building if sale is proposed. 17 Units in total. It must have the cafeteria and auditorium for the first 5 years, then can add 8 more units.

Herbert Myrick asked what the 5 year plan on the auditorium would look like. Gaskin replied the state requirement for approval. Myrick asked if work would be local. Gaskin replied they do try to hire local workers and buy supplies locally. Myrick asked about parking. Gaskin stated that 1.2 or 1.3 spaces per unit.

Richie Richards asked if it would be available for shows? Gaskin replied no due to insurance purposes. Richards later asked what percentage of the cost would be grants. Not much per Gaskin. Richards asked where the balance of the grant money for the roof was. Town Manager Forbes responded that 119,000 is still available just waiting on contractor.

Francis Valentino asked about phase 1 of project and the busy street issues. Gaskin replied that phase 1 would be construction for 1 year. Work would be done out of back parking lot, but of course there will be disruptions. Valentino questioned about the risk of failure and if the Town would be liable. The Town would not be liable per Gaskin.

Kim Holtz stated that she saw no problem with redirecting traffic. She asked what is the value of the property. Most people think it's worth more than what it is proposed to be sold for. Gaskin stated that he buys it for a dollar but he invest millions. He sees it as a good investment. Over time it will be a viable business operation. Holtz also was interested in

future projects in Town. Gaskin said "Let's do this one First" then may be possible later if this is successful.

Sandra Champion wanted to know how much land would be used and how many bedrooms per unite. Gaskin stated the Town will still own the lot beside the building and both 1 & 2 bedroom units would be available, but mostly 1 bedroom. Champion asked what will be making out of it for revenue. Gaskin said the rent would include water, trash and base internet. The tenants would have their own power account. The town would get tax and water revenue.

Trina Burns asked how much would be invested. Gaskin answered hopefully less than 175,000 per unit. Burns stated it should not be low income housing. Gaskin said they will be nice and high income housing.

M.J. Colgate asked if there would be a manager on site. Gaskin answered that there would be a part time property manager locally, but not on site.

Jacob Whitten voiced concerns over safety of firemen, loud noises, and parking. Gaskin stated that people would be fully aware of the fire department and parking in the back.

Nathan White questioned the economic impact bringing extra tenants to Town. There are positive studies but Gaskin didn't know for sure.

Tina Wood wanted to know about interior apartments and window features. Gaskin said someone would design the 8 extra units.

A citizen asked how many people are in the company. Gaskin stated that he and his wife were the only employees. They subcontracted out the work. Another citizen asked how many apartments were they managing. It was stated that about 600-700 units. This would be the 9th historic school rehabbed.

Shelly Forbes said there were no negatives about this project. Lee Brankley said why wouldn't the town want it. Gaskin said even if it failed the building would be better off.

Mayor Fahringer stated that Council would need to go into closed session. In accordance with Section 2.2-3711 (A) (3), of the Code of Virginia of 1950, as amended, a closed meeting was called for the matter of real estate pertaining to the Lee Building.

Motion to enter closed session pursuant to Section 2.2-3711 (A) (3) was made by Council Member Wilson and seconded by Council Member Keeton at 7:17PM. All present voting aye.

Mayor Fahringer reconvened the public session at 7:43PM

Motion was made by Council Member Whitaker and seconded by Council Member Bohannon that only matters during the closed session were those both lawfully exempted from the open meeting requirements and identified in the motion by which the closed session was convened.

Brenda Hatcher	YES
Marshall Whitaker	YES
James Bohannon	YES
Pauline Keeton	YES
Michelle Wilson	YES
LaTrisha McCargo	YES

Motion was made LaTrisha McCargo and seconded by Pauline Keeton to accept offer of 100,000 payable to Town for purchase of the Lee Building. All present voting Aye

Adjournment

There being no further business the meeting was adjourned at 7:46PM.

Alden Fahringer,
Mayor

Sarah Caknipe,
Deputy Treasurer