

The Seneca Village Council held a special council meeting at Seneca Village Hall on October 8, 2020 and was called to order at 2:00 p.m.

Roll Call: Present: Commissioners Higgins and Victor
Also Present: Village Clerk Jennifer Peddicord, Chief George Lamboley, Jim Applebee, Alex Bogdanov of Houston Capital Home Buyers, and Brant Phillips of Houston Capital Home Buyers (via conference call)

Alex Bogdanov and Brant Phillips advised that they are with a small investment company in the Houston, Texas area. They are currently under contract to purchase Green Tree Mobile Home Park. The purpose of the meeting is to determine if there are any code violations or problems with Green Tree Mobile Home Park.

Brant Phillips advised that their mission is to provide clean and affordable housing to low income families. Their goal is to improve the park after purchase, including getting rid of some of the old trailers. Criminals will not be tolerated. Their plan is to have a manager living on-site that will be a point of contact with regard to anything park related.

Chief Lamboley advised that there have been problems in the past with some of the tenants of the park. Currently there are no outstanding code violations.

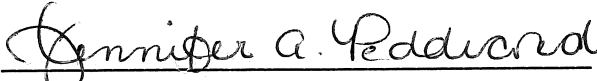
Commissioner Higgins advised that the Planning Commission is in the midst of updating the zoning regulations regarding mobile home parks.

Jim Applebee advised that the water system needs a complete overhaul and listed a number of problems. Mr. Phillips advised that they plan to completely replace the water system.

Chief Lamboley pointed out the drainage problems during heavy storms. One of the issues is a swale in the back of the park which is filled with garbage and debris. This should be cleaned out, but the property is believed to be owned by the railroad.

A closing is tentatively set for mid-November. Alex and Brant will keep the village advised as to when the closing is concluded and they have ownership of the park.

The October 8, 2020 special council meeting was adjourned at 2:45 p.m.


Jennifer A. Peddicord, Village Clerk