

**Special Town Council Meeting Agenda
Tuesday, January 3, 2023
Town Hall
104 North King Street
5:00 p.m.**

**All Town Council Meetings are streamed on the Town's
Facebook Page "Shepherdstown, West Virginia"**

1. Call to order
2. Market House Update
3. Market House Use Criteria
4. Adjournment

Fwd: Criteria for Market House

From: Lori (lahraven@comcast.net)

To: jauxer@shepherdstown.us; clerk@shepherdstown.us

Date: Monday, November 28, 2022 at 09:21 PM EST

Sent from my iPhone

Begin forwarded message:

From: Marty Amerikaner <marty.amerikaner@gmail.com>

Date: November 23, 2022 at 4:26:23 PM EST

To: Lori Robertson <lahraven@comcast.net>

Subject: Criteria for Market House

Hi Lori- here are my key criteria for future occupation of the Market House building's first floor:

1. The mission or activities of the occupant should be consistent with iconic, central location of the building. In other words, the organization's work will enhance and be beneficial to the town's major priorities and values (e.g. enhancing the quality of life of residents, beneficial to visitors, supplementing the work of existing downtown businesses). I'm anticipating that this will take the form of a not-for-profit corporation, rather than a commercial business, but not necessarily.
2. The physical needs for using the space in the building will be consistent with the historic nature of the building.
3. The occupants confirm acceptance of the the library's request to have a pick-up/drop off area in the first floor space and that a different occupant might rent the second floor (unless the first floor occupant has need for the second floor, and is able to demonstrate that need and pay proportionately more for that space)
4. Occupants will make sure to comply with all applicable ADA requirements
5. Occupants will make restroom facilities open to the public when they are open for business.

I'll note, too, that my criteria do not prioritize a competitive rental payment capacity. Naturally I'd prefer occupants who are able to pay a reasonable or at least some minimal rent, but I don't think that should be a deciding factor that rises above the one's listed above. Of course if the best alternative turns out to be a for-profit corporation, then the town should not accept lower than the normative local rent per square foot

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Home

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Back Archive Move Delete Spam

19

Fwd: MARKET HOUSE CRITERIA FOR OCCUPANTS Yahoo/Inbox

Lori Robertson <morganacad...> Mon, Nov 28 at 11:38 AM To: Arthur Auxer, Amy Boyd

Wanted to make sure you guys got this.

L

Forwarded message From: Lori Robertson Date: Mon, Nov 28, 2022 at 11:37 AM Subject: Re: MARKET HOUSE CRITERIA FOR OCCUPANTS To: Christopher Stroech

This is good!

L

On Sun, Nov 27, 2022 at 7:29 PM Christopher Stroech wrote:

In no particularly order:

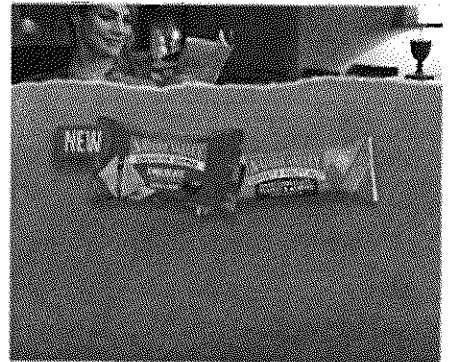
- 1. Derive some income from one or more occupants; 2. Long-term leases; 3. Space (limited but within reason) for Library; 4. 2-3 public computer terminals (perhaps in Library space?); 5. ADA accessible public restrooms -- maybe needs to be separated from other occupants to permit accessible hours?; 6. No chain stores, avoid specific retail and encourage variety if retail; 7. Space for public meetings / nonprofit use / etc.

Thank you!



Lori Robertson morganacademyaa@morganscademyw Edit contact

Advertisement for QUVIVIQ with text: QUVIVIQ can help your patients. IMPORTANT SAFETY INFORMATION. Contraindications: QUVIVIQ is contraindicated in patients with narcolepsy. Prescribing information.



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Criteria for Market House rental Yahoo/Inbox

Leah Rampy <leah.rampy9@gmail.com> Wed, Nov 23 at 11:08 AM To: Lori Cc: Arthur Auxer III

Lori,

Here are the criteria that I feel are important for a renter of the downstairs in the Market House. I look forward to the conversation when we bring all of our ideas together! I hope that we can do that soon. Thanks for compiling, Leah

- Enhances and/or magnifies the vibrancy of downtown
- Compatible with other businesses in Shepherdstown
- Does not compete with, replicate, or distract from existing businesses
- Proven record of responsible management (fiscally, overall care of property)
- Capacity to pay rent to a level that will cover ongoing, general building maintenance
- An aesthetic compatible with the historic downtown
- Willingness to include library pick up/drop off space, as well as space for local civic and non-profit organizations to promote events for the good of all in the community and tourists
- Allow access to the restroom for public use during open hours
- Allow access to the upstairs for yet-to-be defined activities

Leah Rampy

Thank you. Love it! Sounds good!



Leah Rampy leah.rampy9@gmail.com + Add to contacts

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