

**MINUTES**  
**Facilities Committee Meeting**  
**April 24, 2019**

The meeting was held in the Village Hall Community Room. Committee members present were: Jeff Beasley, Cory Griesdorn, and Kent Paulus. Also in attendance was Village Administrator, Rodd Hale.

A motion to approve the meeting agenda was made by Kent Paulus, seconded by Cory Griesdorn, Vote All yeas.

A motion to approve the minutes from the January 23, 2019 meeting was made by Cory Griesdorn, seconded by Kent Paulus, Vote All yeas.

The committee held discussion regarding 147 N. Center (old locker plant building) and the expiring lease with current tenant Jim Spitzer. Mr. Spitzer has expressed an interest in purchasing the property and offered \$40,000 to purchase the property, but would like two (2) years to make the purchase. Mr. Spitzer proposed a rent amount of \$500 per month during the 24-month lease period during which, at any time during the lease, he can decide to purchase the building outright.

Committee members discussed their desire to sell the building to Mr. Spitzer because he has a successful business currently operating out of the building and with the building being in a floodplain the building has limited options going forward. Due to many repairs on the building recently the committee is recommending a counteroffer of selling the building for \$42,500 and agreeing to the additional two-year lease at \$500 per month. Jeff Beasley mentioned it would be wise of the Village to put a clause allowing the Village to opt out of selling the building at the established price of \$42,500 should something major happen to the building and the Village incur an unexpected high expense. Administrator Hale will work with Tom Guillozet to create a lease agreement that protects the Village as outlined by Mr. Beasley.

Additionally, Kent Paulus asked if Mr. Spitzer is allowed to sublet the building and Administrator Hale responded that, based on the lease language, he is not allowed to sublease any portion of the building without first getting approval from the Village. It was recommended Administrator Hale pass this information along to Mr. Spitzer.

At that point Kent Paulus made a motion to recommend the lease as outlined above be created and presented to Mr. Spitzer for his approval. The motion was seconded by Cory Griesdorn. Vote all yeas.

Item number 6B, Discussion of a future building for the Electric and Street Department was tabled by a motion from Cory Griesdorn and a second from Kent Paulus. Vote all yeas.

With no further business to discuss the meeting was adjourned upon a motion by Kent Paulus, seconded by Cory Griesdorn. Vote: all yeas.

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Jeff Beasley, Chairperson

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Rodd A. Hale, Village Administrator