

Talcott Free Library Special Board Meeting
Saturday, April 22, 2023

Members Present: A. Floto, L. Floto, D. Garlow, T. Garlow, Geddeis, Kovanda, Ragaller.

President Kovanda called the meeting to order at 10:00 a.m.

Public Comment: None.

Lease Review: In response to the proposed lease agreement for the 113 E. Main property, tenant stated his intention to vacate the property "at the end of the 2023 season." A special board meeting was convened to discuss a response to this development. After discussion around the date of termination and implications for property tax obligations, the board reached consensus on two options to present to the tenant.

Option 1) One-year lease to expire May 1, 2024. Terms: \$7,400 rent, plus \$2,869 property tax for 2023, plus \$3,000 to cover anticipated property tax for the year 2024. Total \$13,269, to be paid in two installments per original lease agreement. (Tenant would be liable for the entire 2024 year as the county will not prorate the tax.)

Option 2) Lease to expire December 31, 2023. Terms: Prorated rent \$4,933 plus \$2,869 property tax for the year 2023. Total \$7,802, to be paid in two installments per original lease agreement.

A. Floto moved, and T. Garlow seconded, to approve these two options. Motion passed unanimously. Director Gove will amend the lease proposal, and T. Garlow and Geddeis will present it in person to the tenant early next week, expressing the board's appreciation for tenant's valued relationship with the library over the years.

L. Floto moved to adjourn the meeting, seconded by Ragaller. Passed unanimously. Adjournment at 11:12 a.m.

Submitted by L. Floto, Secretary