

**VILLAGE OF SOUTH LEBANON  
MINUTES  
WORKSHOP MEETING  
MAY 5, 2016  
7:19 P.M.**

1. Mayor Smith called the meeting to order at 7:19 p.m.
  
2.     Randall Atkins - Present                                     Steve Riley - Present  
       James Boerio– Present                                     Bill Madison – Present  
       Sue Johnson – Present                                     George Teasdale - Present
  
3.     Mayor Smith opened the floor to Kevin Peyton – Joshua’s Place – he handed out a summary and stated they have been in the community for eight years now. He reviewed the services they provide to the community. Kevin said in exchange for a ten year extension on their lease they will put money into the building. He reviewed some of the issues to be addressed with that money such as HVAC in hallways, boiler heat in gym, old water lines and bathroom remodels and a \$16,000 bat remedy. Kevin said they will put a minimum of \$125,000 into building improvements and will take on the utility expenses and the two other tenants that use the building. He said they are excluding the parking lot and the roof. He said they have already raised \$80,000 of that commitment. He said should they exceed the \$125,000 in donations, they would want to come back to council and talk about some exterior improvements. Kevin discussed the council option to terminate in the village need for the property and they are requesting they get some notice and some reimbursement at a prorated amount for any improvements they have made.

Haddix said last year there was talk of selling the property and the compromise was to do a long term lease. He said their attorney struck out covering volunteers on the insurance and he believes they should be covered given the amount of volunteers they use. Jerry said the village will have right of decision of who subleases in the building. Jerry said he thinks the clause for termination is fair. Kevin said the buying and selling was brought to us, we did not come to the village to purchase the property.

Teasdale asked if council has any say of the provider of the equipment or services that Kevin might use. Mayor Smith said county does the inspections and they will have to go through the proper permitting.

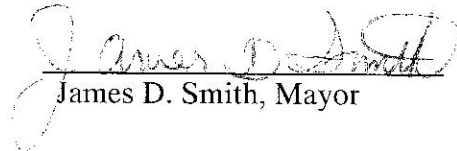
Madison said the program lists are impressive but asked Kevin if they have made any progress on transportation for low income families. Kevin said they are working on that issue but do not have it resolved.

Boerio said it is unclear how the reimbursement would work and he was

told if it is \$125,000 into the building year one and that is roughly \$12,500 a year and if they put the entire \$125,000 into the building and have to leave in year nine they would get \$12,500 back. Discussed the section and what the option means. Atkins asked what if they decide they want to leave, does that trigger them getting reimbursed and it was discussed that the option is only for the village need of the property, not if the church defaults on the lease.

4. Mayor Smith said the final piece will be for Paul to review this and bring it back to council.
5. A motion to adjourn the meeting was made at 7:50 p.m. by Teasdale, seconded by Madison, all yeas.

  
Sharon Louallen, Fiscal Officer

  
James D. Smith, Mayor