



Elbert County Library District
Dba Pines & Plains Libraries
Board of Trustees
Corrected Meeting Minutes

Friday, August 7, 2015

The Board of Trustees of the Pines & Plains Libraries met at a Special Board meeting in the Elizabeth Branch Library, 651 W Beverly Street, Elizabeth, CO 80107.

Board Members Present: Grant Thayer, Jill Duvall, Suzanne O'Neill, and Susan St. Vincent.

Staff Members Present: Tim Miller and Wendy Walp.

Guests: Roger Shults.

Susan St. Vincent called the meeting to order at 6:05 pm.

Discussion and possible action to enter into sub-lease agreement with potential tenant PanTerra Energy, LLC for vacant "warehouse" space and surrounding 2.7 acres within the library facility at 651 W Beverly St., Elizabeth, CO 80107

PanTerra will begin occupancy on August 15, 2015.

PanTerra's rent will take place on 12/1/15, after the 107 days to compensate for \$35,000 improvements (8/7-11/30/15). Realtor's commission will be 7% of gross rents (base rents plus estimated utilities, taxes, and insurance) for three years.

Approval of Lease:

A motion was made by Mr. Thayer and seconded by Ms. Duvall to accept the submitted lease with PanTerra with the Amendments to be initialed by Tim Miller, Director and Susan St. Vincent, Trustee President. All in favor. Motion carries. One of the amendments was to allow access to the North door at the foot of the stairwell exiting the mezzanine to meet fire code and provide adequate access to the stairway.

Approval of Land Use Application with the Town of Elizabeth:

A motion was made by Ms. Duvall and seconded by Mr. Thayer to approve the Land Use Application with the Town of Elizabeth and PanTerra/ Elbert County Library District. All in favor. Motion passes.

Authorization Authority to be given to Tim Miller, Director:

A motion was made by Mr. Thayer and seconded by Ms. Duvall to give Authorization Authority to Tim Miller, Director of Pines & Plains Libraries to approve submitted plans from PanTerra and other decisions that need to be made regarding the facilities between the Elbert County Library District and PanTerra Energy, LLC on behalf of the Board of Trustees. All in favor. Motion carries.

Adjournment

There being no further business, the meeting was adjourned at 7:29 pm.

The next meeting will be Wednesday, August 26, 2015 at the Elizabeth Library at 6:00 pm.

Respectfully submitted by Wendy Walp, Financial Administrative Assistant