

Meeting to discuss the Senior Centers

August 10, 2017

Start time-2:20 p.m.

Attendees: Commissioner Fund, Commissioner Stamper (Via telephone), Commissioner Jackson (Via telephone), Doug Carey, Glenda Forga, Becky Butler, Danette York (Via telephone), Steve Walton, Glenn Carter

Guests: Justyna Tomtas

Recorder: Rachel Hunt

Commissioner Fund began the meeting with introductions.

Glenn Carter discussed how the county should handle the transfer of the senior center buildings to avoid violating the gifting statutes.

Commissioner Stamper asked if anyone has ever challenged the gifting of the buildings. Glenn Carter replied that leasing the buildings for something other than market value, such as \$5, would most likely be considered gifting and would be difficult to defend.

Glenn explained how the County can give the centers to other government entities such as cities, schools, etc.

Commissioner Jackson mentioned another government entity expressing interest in one of the centers.

Doug Carey discussed commercial lease ranges for buildings around the area: roughly \$4.32 per square foot for warehouse space to \$12.81 per square foot for residential space.

The group discussed what would be reasonable lease terms.

Glenn outlined the need for specific lease terms in relation to the maintenance of the buildings.

The group further discussed the lease rate options and the breakdown of 501c3 programs (nutrition and enrichment).

The group continued to discuss who would be responsible for building maintenance and the costs involved.

Commissioner Jackson left the meeting at 2:51 p.m.

The group discussed the maintenance costs per year compared to the potential leasing amount.

Commissioner Stamper reiterated that he does not want to set anyone up to fail.

The group discussed the senior centers' current contribution amounts.

Glenn said the group still needs to discuss the rates with Larry Unzelman.

Glenda Forga discussed how close the 501c3 is to making a proposal.

Commissioner Stamper asked if the senior center topic could be carried over to the Wrap-Up agenda for Monday, August 14th.

Commissioner Stamper left the meeting at 3:01 p.m.

The group discussed the status of several of the senior center buildings.

Danette York left the meeting at 3:08 p.m.

Becky Butler discussed the possibility of the BOCC passing a resolution that would allow the sale of liquor in the centers with a special-use permit.

Meeting ended at 3:14 p.m.