

**TrekNorth Junior & Senior High School
Board of Directors Meeting
Closed Meeting September 13th, 2011
6:00 pm Committee Meetings/Board Meeting Minutes**

Members present: Deb LaRue, Kristin Gustafson, Kirby Ganske, Mary Carlson, Jodie Olson, Mike Huerbin, Deb Carlson-Doom, Rose Hawkins,

Members absent: Andy Wiggins

Ex-Officio members present: Kari Munson, Business Manager
Dan McKeon, Executive Director

Guest Present: Paul Diehl

Formal Agenda

I. Facility Committee Presentation

M/S/C Motion to The Facilities Committee recommends to the TrekNorth Board of Directors that TrekNorth enter into a lease with Naylor Property Management LLC including, but not limited to, the following conditions:

- 1. Buildings located at 1430 Paul Bunyan Drive NW, Bemidji, MN 56601.**
- 2. Usable Building areas of approximately: Building One 21,300 square feet; Building Two 3,750 square feet; a total of 25,050 square feet.**
- 3. Ten (10) year lease commencing on 01/01/12 and expiring on 06/30/23.**
- 4. Monthly lease payments commencing on 07/01/13.**
- 5. The annual lease rate will be a flat \$337,000.00 per year (no escalations) for ten (10) years. ***
- 6. In addition to the annual lease payment, Beltrami County estimates the first year property taxes to be approximately \$53,000.00 per year. ***
- 7. A tenant improvement allowance of \$1,070,000.00.**
- 8. Occupancy on or before 07/01/13.**
- 9. An option to purchase the property at the end of the ten (10) year lease term upon Notice given not later than June 30th of the 9th year. The Option Price shall be appraised fair market value.**

*** Annual Rent (Buildings 25,050sf) – Naylor**

Cost of Property	\$193K
Tenant Impr (\$1,070,000)	\$144K
SUB-TOTAL	\$337K
Est. Prop Taxes (1st yr)	\$ 53K
TOTAL	\$390K

Kristin Gustafson, Jodie Olson, Deb LaRue abstained

II. Adjournment

