

**Meeting minutes of the Hilton Local Development Corp  
August 11, 2015**

Board members present: Joe Lee, Jim Gates, Shannon Zabelny, Andrew Fowler, Larry Speer

Others in attendance: Shari Pearce, Secretary, Mike McHenry

Mr. Lee called the meeting to order at 5:00 p.m. with the pledge of allegiance and a moment of silence.

**Real-Estate listing**

The board discussed that there was some interest this past month in the building. No formal offers have been presented to date.

The board discussed the upcoming contract expiring on August 31, 2015. After much discussion, the board decided to not renew the contract and sell the building on their own.

**Resolution** made by Shannon Zabelny to not renew the Real-Estate contract from Remax Realty that expires on August 31, 2015. Seconded by Larry Speer, carried unanimously 5-0.

Discussion took place between the board members on how they would like to proceed with the building. Shari Pearce gave the board a financial update on the LDC.

After a detailed discussion, the board was in agreement to move forward with selling the building on their own for a firm price of \$190,000.

**Resolution** to put the building up for sale by owner as of September 1, 2015 for a firm price of \$190,000. Larry Speer made the motion, seconded by Shannon Zabelny. Carried unanimously 5-0.

The board directed Shari Pearce to obtain quotes for signage for the building.

### **Fitness Warehouse**

Shari Pearce stated when the board approved to reduce the rent for the Fitness Warehouse, it was until October 31<sup>st</sup>; the tenants have a lease with the LDC until December 31<sup>st</sup>. Does the board want a different rent structure for November and December?

After a discussion, the board decided to leave the rent amount the same for the last two months of the lease, November and December 2015.

**Resolution** made by Jim Gates for the months of November and December, the rent will remain the same for the Fitness Warehouse at \$2,800 per month. Seconded by Andy Fowler. Carried unanimously 5-0.

Discussion also took place regarding offering a month to month lease to the current tenants after their five year lease expires. The board tabled this item until the October meeting.

### **Voucher**

Resolution to approve the voucher from Scenic View Web for webs services for \$20.00, Selective Insurance for \$226.00 and the Hartford for \$702.75. A motion was made by Andy Fowler, seconded by Shannon Zabelny. Carried unanimously 5-0.

There being no further business, the meeting was adjourned at 6:29 p.m.

Shari Pearce, Recording Secretary