

Kaukauna Public Library Board Minutes - Special Meeting

September 10, 2014

Board President Cindy Fallona called Kaukauna Public Library Special Board Meeting to order at 5:30 PM on September 10, 2014.

Present at the time the meeting was called to order: C. Fallona, G. Keating, C. Van Boxel, M. Kilgas, J. Lucas, J. Vondracek, P. Landreman, and L. Meyerhofer (present by phone call).

Excused: F. Brewster

Also present: Kevin Davidson, Greg Vanevenhoven, Randy Stadtmueller, and T. Wiczorek.

Compliance with Open Meeting Law

- A Notice of the Meeting of the Kaukauna Public Library Board was emailed to the Times/Villager and the Post Crescent East more than twenty-four hours prior to the meeting and a Notification of the Meeting and an Agenda for the meeting was posted at City Hall and in the library more than twenty-four hours prior to the meeting.

Public Appearances

- None

Action Items

- Motion to move to Closed Session for the purpose of discussing revisions to the Grand KaKalin lease:
 - Motion to approve by Kilgas and seconded by Van Boxel.
 - No discussion.
 - Motion carried unanimously.
- Motion to return to Open Session to hear Stadtmueller's presentation updates to the Grand KaKalin project and on the lease.
 - Motion to approve by Landreman and seconded by Van Boxel.
 - No discussion.
 - Motion carried unanimously.
 - Stadtmueller highlighted some changes to the lease involving updated dates as well as some revisions mainly mandated by his investment agency.
 - Building space will need to be re-measured.
 - Re-measurement will not affect Library lease as it is not based on square footage.
 - Building construction will be divided into two phases. Phase I will include renovation of first and second floors and part of the basement area. Phase II will include completion of the basement level.
 - Minimal occupancy clause removed.
 - Right to expand or reduce Library footprint removed.
 - Stadtmueller expressed the hope of closing on the building by early October and would begin work on the building very soon thereafter.
 - Initial plans call for replacing the roof and windows and to demo the interior by Christmas.
 - Stadtmueller intends the Library to have occupancy in August, 2015.

- Motion to approve changes to lease as outlined by Stadtmueller.
 - Motion to approve by Vondracek and seconded by Kilgas.
 - Board members asked Attorney Davidson's opinion of the lease changes.
 - Meyerhofer had questions about the length of the 2nd floor tenant's lease.
 - Motion carried unanimously.

Adjournment

Motion to adjourn by Landreman seconded by Van Boxtel.

Motion carried unanimously.

Meeting adjourned at 6:42 PM

Drafted by:

Tony Wiczorek

Approved by:

Carol Van Boxtel