

**TOWN OF MORRISON BOARD OF TRUSTEES
MORRISON TOWN HALL, 110 STONE STREET
SPECIAL MEETING OF THE BOARD OF TRUSTEES
MONDAY, JUNE 12, 2023
5:00 P.M**

Call to Order. Mayor Wolfe called the Special Town Board Meeting to order at 5:00 P.M.

Roll Call. Mayor Chris Wolfe, Trustees Katie Gill, John Leonard, Paul Sutton and David Wirtz were present. Trustee Sean Forey and Adam Way were absent. A quorum was established.

Staff Present. Joe Rivera (Town Attorney), Kara Winters (Town Manager) and Ariana Neverdahl (Town Clerk)

General Business.

Ordinance NO. 534- An Ordinance AMENDING ORDINANCE NO. 525, WHICH APPROVED THE LEASE OF TOWN-OWNED REAL PROPERTY, TO EXTEND THE LEASE'S DUE DILIGENCE PERIOD BY SIXTY (60) DAYS, AND DECLARING AN EMERGENCY. Town Attorney Rivera stated Ordinance No. 534 will extend the due diligence period another sixty days.

Mayer Grashin, Livewell Representative. Grashin thanked the Board for their cooperation and flexibility on the extensions of the due diligence periods. Grashin stated LivWell is expecting to have the deal with their capital partner completed in the near future.

Trustee Gill suggested extending the due diligence period by thirty days. The original due diligence period was approved in December of 2022 and in ended in March of 2023. In the period from the original due diligence period to now the Town has not received any form of payment, resulting in \$22,500.00 of unearned revenue. The original due diligence period was not intended to find financing. The Town called off putting out an RFP because the Board thought LivWell was the best fit. Trustee Gill stated she still believes this is the best option for the Town. Trustee Gill proposed during the thirty-day extension Livwell and the Town work out an agreement for LivWell to begin paying the Town the base rent rate of \$7,500.00.

A motion was made by Trustee Gill to approve Ordinance 534- AN ORDINANCE AMENDING ORDINANCE NO. 525, WHICH APPROVED THE LEASE OF TOWN-OWNED REAL PROPERTY, TO EXTEND THE LEASE'S DUE DILIGENCE PERIOD BY THIRTY (30) DAYS, AND DECLARING AN EMERGENCY. The motion was seconded by Trustee Sutton.

Trustee Leonard asked how long the Town will grant them past the thirty days of the current requested extension. Trustee Gill stated as soon as the Town reaches an agreement with LiveWell the Town can collect payment on the remaining days in the current requested extension.

Town Manager Winters suggested setting a meeting date with the committee and LivWwell to discuss the agreement and bring it back to the Board for their approval.

Town Manager Winters stated the turn around time for staff to negotiate a deal for Board approval is short and suggested granting a forty-five-day extension.

Trustee Leonard voiced his support for the forty-five-day extension.

Grashin stated he understood where the Town is coming from and suggested a provision saying future extensions on a month-to-month basis with approval can be made so long as a payment of \$7,500.00 is

made. Grashin stated forty-five-days would most likely be enough time for LivWell to have conversations with their capital partner and doesn't foresee any further extensions.

Trustee Gill asked to clarify that the rent payment of \$7,500.00 will be applied to the current extension being purposed and not just future extensions. Grashin stated he understood the request and did not voice any objection.

Grashin suggested calling the payment a holding fee rather than rent.

The motion was amended to approve Ordinance No. 534- AN ORDINANCE AMENDING ORDINANCE NO. 525, WHICH APPROVED THE LEASE OF TOWN-OWNED REAL PROPERTY, TO EXTEND THE LEASE'S DUE DILIGENCE PERIOD BY FORTY-FIVE (45) DAYS, AND DECLARING AN EMERGENCY with the condition that any further extensions of the due diligence period are conditioned upon LivWell's payment to the Town of \$7,500.00 holding payment for every thirty (30) days of any future extension of due diligence period, with the holding fee retroactively due from June 16, 2023. The motion was seconded by Trustee Sutton. All members present voted aye. The motion carried.

Adjournment. Mayor Wolfe adjourned the special Town Board Meeting at 5:23 P.M.



TOWN OF MORRISON


Chris Wolfe, Mayor

ATTEST:


Ariana Neverdahl, Town Clerk