**ANAMOOSE JDA MEETING MINUTES**

**2-16-2022**

President Frank Ewert called the Anamoose JDA Board meeting to order this 16th day of February 2022, at 7:01 p.m. at City Hall. All members were present. Also present were Mirek Petrovic, Julia Petrovic, and Laurel Schnase, City Auditor.

Minutes of the 12-20-2021 JDA meeting were read and approved. Dusek/Martin. AIF

Treasurer’s Report was submitted and accepted with a balance of $5,648.33. Rudnick/Goodwin. AIF

**New Business:**

The Petrovics were in attendance to speak with the Board about their decision to close the Food Hub. President Ewert was presented a letter from them on 12-20-2021 informing the Anamoose JDA that they are giving a 6 month notice to vacate the building. The letter states that they will be out by July 1, 2022. The Petrovics stated that they are searching for someone to purchase their business who will continue to do the same type of business as they have done before.

 The Board and the Petrovics agreed that if they are not able to find a perspective buyer, the annual lease amount and the real estate taxes will be prorated to the portion of the year they were in the building.

The ten-year lease was originally signed on October 1, 2017, which leaves five years left on the lease agreement. The Petrovics asked the Board if a perspective buyer would be able to sublease, or in other words, take over the existing lease, or would the Anamoose JDA prepare a new lease. President Ewert stated that the Board will discuss this matter and will contact them with their decision. The Petrovics left at this point.

The Board discussed the question about a sublease using the existing lease or preparing a new lease. Section 8 of the current lease states: Sublease & Assignments: With prior consent of the Landlord, the Tennant may assign or sublet the premises. After discussing this section, the Board decided that they would like to meet the potential buyer and exercise the right of ‘prior consent’. If the decision is made to lease the building, the Board will meet with the potential lessee, and a new lease will be drawn up. The general terms of the previous lease will stay the same, but a security deposit amount will be added, and possibly a propane deposit.

There being no further business, meeting adjourned at 8:05 pm. Martin/Dusek. AIF

Frank Ewert, President

Laurel Schnase, City Auditor