

**April 6, 2011 Minden Town Board Meeting
Administrative Agenda, Item Number 7**

DATE: March 25, 2011

Prepared by: Roger P. Van Alyne
Town Manager

SUBJECT: Discussion and possible action to approve, approve with conditions, continue, or deny a proposal to direct Town Manager and Town Attorney to negotiate a new Lease for Debra White-Orr, dba 5th Street Salon, in the CVIC Hall Annex, 1604 Esmeralda Avenue, Suite 202, and present the lease for the Board's approval at a future Town Board meeting. The proposed new lease may provide for a one- or two-year lease term with renewal options. Appearance by Town Attorney.

PREVIOUS ACTION:

- April 7, 2010: Board directed Manager to negotiate a new lease (unanimous).
- May 5, 2010: Board approved a one-year lease with an option for a one-year extension (unanimous).
- March 2, 2011: Board denies one-year lease extension (unanimous).

BACKGROUND: Debbie White-Orr, dba 5th Street Salon, has been a tenant in the CVIC Hall Annex, Suite 202, since the building opened in 1999. In March 2011, the Board denied Ms. White-Orr's request for a one year lease extension.

Ms. White-Orr desires to continue occupancy of Suite 202, CVIC Hall Annex, and requests consideration by the Town Board of a new lease for a one- or two-year lease term, with renewal options.

If this proposal is approved, the Town Manager and Town Attorney will, at the regular Town Board meeting on May 2, 2011, present for the Board's approval a lease agreement with Debbie White-Orr, dba 5th Street Salon, in the CVIC Hall Annex, 1604 Esmeralda Avenue, Suite 202.

Ms. White-Orr has made significant progress in reducing her delinquent rent, and has committed to bring the account current before the end of the current lease, May 31, 2011.

FISCAL IMPACT: If approved, the Town of Minden would receive rental and utility payments in accordance with the lease, which are deposited in Fund 630, Minden Town Fund.

RECOMMENDATION: No recommendation.

POSSIBLE MOTION: A possible motion would be: Move to approve a proposal to direct Town Manager and Town Attorney to negotiate a new Lease for Debra White-Orr, dba 5th Street Salon, in the CVIC Hall Annex, 1604 Esmeralda Avenue, Suite 202, and present the lease for the Board's approval at a future Town Board meeting. The proposed new lease may provide for a one- or two-year lease term with renewal options.

ACTION TAKEN: Approve Continue Deny

Approve with conditions _____