

**CLEVELAND HEIGHTS-UNIVERSITY HEIGHTS PUBLIC LIBRARY
BOARD OF TRUSTEES**

Special Meeting
Lee Road Branch 2345 Lee Rd., Cleveland Heights,
Brody-Nelson Room

December 22, 2021

AGENDA

1. Roll Call and Certification of Notification

	Present	Absent
Patty Carlyle		
Gabe Crenshaw		
Dana Fluellen		
Max Gerboc		
Annette Iwamoto		
Tyler McTigue		
Vikas Turakhia		

2. CERTIFICATION AND NOTIFICATION

The Fiscal Officer certifies that notification of the special meeting of the Board of Library Trustees had been made.

3. EXECUTIVE SESSION

**ENTER EXECUTIVE SESSION
DISCUSSION PURCHASE/SALE OF PROPERTY**

Motion:	Second:	Roll Call	Yes	No
		Patty Carlyle		
		Gabe Crenshaw		
		Dana Fluellen		
		Max Gerboc		
		Annette Iwamoto		
		Tyler McTigue		
		Vikas Turakhia		

RETURN FROM EXECUTIVE SESSION

Motion:	Second:	Roll Call	Yes	No
		Patty Carlyle		
		Gabe Crenshaw		

Dana Fluellen
Max Gerboc
Annette Iwamoto
Tyler McTigue
Vikas Turakhia

**RESOLUTION TO NOT RENEW THE
CPC LEASE AT 2843 WASHINGTON BLVD**

WHEREAS; the nonprofit corporation Coventry PEACE, Inc., (“CPC”) is the Tenant at the building at 2843 Washington Boulevard, commonly known the Coventry School Building (the “Building”), pursuant to a Lease Agreement (the “Lease”) with the Cleveland Heights-University Heights Public Library (“Library”), the Building owner, as Landlord; and

WHEREAS; the Lease Section 2 provided for an Original Term of a period of fifteen (15) months, commencing on October 1, 2020, and continuing through December 31, 2021; and

WHEREAS; the Lease Section 3 also provided CPC with a contingent option to renew the Lease for a nine (9) year Option Term, provided that CPC both (1) is not in default in the payment of Rent or of any other material provision of the Lease and (2) has satisfied certain conditions to the Library’s reasonable satisfaction, more fully set forth in Section 3(a), (b), and (c) on Page 2 of the Lease, related to CPC’s corporate governance and good standing as a tax-exempt organization, and the financial stability of CPC as an organization and its plans for maintenance and operations of the Building as a whole; and

WHEREAS; the Lease provides that if the Option is not timely exercised, CPC becomes a month-to-month holdover tenant beginning on January 1, 2022, subject to the same terms and conditions of the Lease except that monthly Base Rent in effect shall be increased by 25%;

WHEREAS, the Library has reviewed and considered CPC submissions with respect to the Lease conditions for the past several weeks in support of its request to exercise its Option; and

WHEREAS; while discussions between the Library and CPC have continued, CPC’s period to satisfy the conditions to exercise its option to renew the Lease for the Option Term has passed;

NOW THEREFORE BE IT RESOLVED, that CPC has failed to satisfy the necessary Lease conditions to exercise its Option to the Library’s reasonable satisfaction;

RESOLVED FURTHER, that CPC shall therefore not be permitted to renew the Lease for the Option Term;

RESOLVED FURTHER, that the Library Board of Trustees authorizes the director and fiscal officer to advertise for the services of a property management firm to assist the Library in its operation of the building;

RESOLVED FURTHER, that the Library Board of Trustees directs the director and fiscal officer to meet with the existing nonprofit tenants that occupy the building in January 2022, whether virtual or in-person, to discuss the future of the building and options for viable use of the property.

Motion:	Second:	Roll Call	Yes	No
		Patty Carlyle		
		Gabe Crenshaw		
		Dana Fluellen		
		Max Gerboc		
		Annette Iwamoto		
		Tyler McTigue		
		Vikas Turakhia		

3. RECOGNITION OF BOARD MEMBER

4. ADJOURNMENT

Motion: _____ Second: _____ Aye: _____ Nay: _____

Unless otherwise notified, the next regular meeting of the Board will be held on **Tuesday, January 18, 2022 at 6:30 p.m. at the Lee Road Branch.**

Minutes and Financial Reports of the Board of Trustees are on file in the Business Office. Minutes from the current and preceding year are available on the Library’s website at www.heightslibrary.org.