

Habitat for Humanity of Merced County Board Meeting Minutes

October 27, 2014

Meeting Location: St Paul Lutheran Church, Outreach Ministry Center

2916 McKee Rd, Merced CA

Special Meeting

President (Administration Chair): Jan Sorge,	present
Vice President: Michelle Paloutzian,	excused
Secretary (Public Relations Chair): George Gallaher,	present
Treasurer: Patti Houbein,	present
Construction Chair: Lyle Allen,	present
Family Selection/Partnership Chair: Nellie Venegas,	present
Member at Large: Pete Delacruz,	excused
Member at Large: Fred Pillsbury,	present
Member at Large: Brittany Oakes,	excused
Member at Large: Sean Arnold,	Conference Call

6:32 p.m. Call to order Jan Sorge, President

Guests: Charlie Veilleux

Guest presentation: Charlie Veilleux read the details and changes he had made to the proposed lease for the store on Main Street. Jan had asked that an addition be made to the lease asking the landlord to build an “L” shaped partition which would allow exclusive access to one of the restrooms in the building. In addition to that change, Charlie corrected spelling on a word in the lease. Charlie stated that the landlord will not consider a one year or a month to month lease. The landlord will not consider a five year lease. If we need out of our obligation, we can sublet or find a third party to take over the lease. There is no estimate of utility costs for the property because it is less than 12,000 square feet. If we decide to take the deal we need to initial and sign the lease, return it to Charlie with a photocopy of a check for \$6,000.00. Jan asked if anyone else had questions of Charlie. Jan thanked Charlie and he left.

Board discussion of lease: A spread sheet was distributed that showed the daily sales amount needed to recapture the lease cost for the first year. Jan stated that free labor is available from an AARP program designed to give senior citizens job skills. The program pays the participants \$9.00 per hour and pays their Workmen’s Comp. The board agreed that the price is too high. It would be beneficial to look at something less costly that has handicapped parking and where we could hold a few yard sales, store building materials and gradually work up to opening a thrift store. Jan stated that it would be a good idea to place extra moneys collected, like the save mart share cards etc. into a restore account. Most board members stated that the building has been empty for a while and that it feels like we’re being rushed into signing the lease. Nellie stated that she knows people familiar with the handicapped laws and that we would be responsible if there was any questions about noncompliance. Jan stated that the million dollar insurance policy required in the lease would cost \$780.00 per year. Sean stated from his phone that he is uncomfortable with the escalating rent and agreed to not lease the

building at this time. Jan phoned Michelle and, because she was unavailable, left a message stating the reasons for not taking the lease and the probable outcome of the meeting. Jan stated we can keep merchandise in an extra room at her son's home. Jan stated that the next yard sale at her church is April 11, 2015.

By consensus the board agreed not to sign the lease and to look for another property or see if we can get a better deal on this one. Jan will contact Charlie and inform him of our decision.

Meeting adjourned: 7:20 p.m.

George Gallaher, Secretary

Habitat for Humanity of Merced County, Inc.
Special Board Meeting Sign-in October 27, 2014

- 1 Rose Gallardo
- 2 Jan Song
- 3 FRED PILLSBURY
- 4 Lyle Allen
- 5 NALIE VENEGAS
- 6 Charles Veillenx
- 7 Patti Houlihan
- 8 _____
- 9 _____
- 10 _____
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- 14 _____
- 15 _____
- 16 _____