



LAKE HAVASU UNIFIED SCHOOL DISTRICT EMPLOYEE BENEFIT TRUST

NOTICE OF PUBLIC MEETING

**Tuesday, February 05, 2019 5:00 p.m.
2200 Havasupai Blvd. – Governing Board Conference Room
Lake Havasu City, AZ 86403**

MEMBERS OF THE LAKE HAVASU UNIFIED SCHOOL DISTRICT EMPLOYEE BENEFIT TRUST BOARD OF TRUSTEES WILL ATTEND EITHER IN PERSON OR BY TELEPHONE CONFERENCE CALL.

REVISED AGENDA

REGULAR MEETING SESSION: 5:00 p.m.

1. Routine Opening of Meeting - Call to Order Chairperson

- 1.1 Roll Call
- 1.2 Pledge of Allegiance/Moment of Silence
- 1.3 Call for an Executive Session

(If the situation warrants, an Executive Session may be held during the meeting, pursuant to A.R.S. §38.431.03 (A)(2) for "Discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained as confidential by state or federal law" or (A)(3) for "Discussion or consultation for legal advice with the attorney or attorneys of the public body.")

2. Call to the Public Chairperson

(Form BEDH-E is required to address the Board during Call to the Public. Form must be turned in to the Secretary before the meeting starts. There will be a five (5) minute time limit. At this time, the Chairperson will call for comments from members of the public on items not on the agenda. Because of restrictions imposed by A.R.S. §38.431.01, discussion and action on items brought before the Board during this time will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date.)

3. Old Business

- 3.1 Discussion and Possible Action re Void Gilsbar Contract ECA

4. New Business

- 4.1 Discussion and Possible Action re 2019-20 Benefits & Rates ECA
- 4.2 Discussion and Possible Action re 2019-20 Vendor Contract Renewals ECA
- 4.3 Discussion and Possible Action re Clinic Lease ECA
- 4.4 Approval of December 31, 2018 Financials ECA
- 4.5 Updates & Announcements ECA

5. Adjournment Chairperson

**NEXT SCHEDULED MEETING OF
THE LHSEBT TRUST BOARD**

March 21, 2019 @ 5:00 p.m.

LAKE HAVASU SCHOOL DISTRICT
 EMPLOYEE BENEFIT TRUST
 STATUS OF LEASE AT 89 CIVIC CENTER BLVD

AS OF JANUARY 31, 2019

REMAINING LIABILITY

14 MONTHS BASE RENT @	\$3,275.00	\$45,850.00
15 MONTHS TAXES @	\$400	\$6,000
5 MONTHS INSURANCE @	\$150	\$750
		\$52,600.00
15 MONTHS LANDSCAPE	\$200	\$3,000
OTHER UTILITIES		
ESTIMATE		\$57,000

PROPOSAL

LANDLORD HAS FOUND A POTENTIAL TENANT WHO CAN PLAN TO MOVE IN
 APRIL 1, 2019. FIRST RENT DUE MAY 1, 2019

SUBJECT TO THE SIGNING OF THE FINAL LEASE DOCUMENTS
 EMPLOYEE BENEFITS TRUST TO PAY TO LANDLORD

RENT	F,M,A	\$9,825.00
TAX	J,F,M,A	\$1,600.00
INSURANCE	M,J,J,A,S	(\$750.00)
LANDSCAPE	J,F,M,A	\$800
		\$11,475.00

LANDLORD TO RETAIN EBT SECURITY DEPOSIT TO COVER
 CARPET CLEANING
 DRYWALL REPAIR
 PAINT TOUCH UP
 MEN'S RESTROOM SINK ISSUES
 REMOVAL UNWANTED ITEMS
 LEASING COMMISSION FOR 14 MONTHS

EBT TO PROVIDE PROOF OF PAYMENT FOR 2018 PROPERTY TAXES AND
 INSURANCE

ALL ITEMS REMAINING IN THE PREMISE:

NEW TENANT OFFERS TO PAY \$1,000 TO THE EBT AS PAYMENT IN FULL FOR ALL ITEMS REMAINING IN THE BUILDING.

IF NEW TENANT DOES NOT PURCHASE THESE ITEMS , HIS MOVE IN WILL BE DELAYED SIGNIFICANTLY AND THE EBT WILL BE REQUIRED TO PAY THE RENTAL AND FEES FOR EACH MONTH THAT THE PROPERTY IS VACANT. THIS PROPOSAL COVERS EVERYTHING THAT IS IN THE BULDING AS OF JANUARY 28, 2019.

Landlord
CJ Edmunds
JMA get