

Town of Monterey Proposal

- One year lease.
- Change the wording on the current approved warrants for the MFC to say the funds can be used to make agreed upon lease/improvements to the MFC property. This would give MFC \$90k to do agreed upon capital improvements to their facility in the year of the contract.
- Set up a simple process to issue checks to MFC from the warrants when a capital improvement is near completion or completed.
- Work with MFC on all their capital needs and develop a shared plan.
- Based on a shared plan for capital, work on a long-term lease agreement that addresses the MFC needs.
- Continue to build on the SB/FC and MFC relationship and partnership. Have the Fall meetings as outlined in MFC proposal. We share the goals of those meetings.

- One-year lease with two one-year options to renew.
- 1st year Increase annual rent from current \$17,004 to \$63,600.
- Option - 2nd year increase annual rent from \$63,600 to \$111,300.
- Option – 3rd year increase annual rent from \$111,300 to \$149,460.
- In the first year of the lease agreement the town will release the \$90,000 previously raised and appropriated to be used for agreed-upon repair projects specified in the lease.
- Annual meeting in the Fall.

MFC Proposal

	Per Month		Annually	Difference	% increase
Now	\$1,417	12	\$17,004		
Year 1	\$5,300	12	\$63,600	\$46,596	274.03%
Year 2	\$9,275	12	\$111,300	\$94,296	554.55%
Year 3	\$12,455	12	\$149,460	\$132,456	778.97%
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Warrant	\$90,000				