

Land Committee Update

April 25, 2025

Since the February Board meeting, we have continued to work directly with Chris Premielewski on the acquisition of the property across the street from us. There has been progress and challenges along the way, but we are currently in a good place. Here are the updates:

- In agreement with Chris, and having received approval from the board, we asked Brian Attea, our legal counsel for decades on land matters, to draw up an agreement. It included the swap of properties that have been discussed, along with \$10,000 to cover their legal and moving costs.
- Soon after presenting, Chris shared that the legal firm he is currently working with advised that 3 of the 7 owners of the property who have passed away did not properly transfer ownership to beneficiaries, and these estates would need to be reopened. They would require a \$30K retainer to do this. I shared the email he received from his lawyer with Brian as well as Ryan Marrie. They thought the work Chris' attorney's have noted is likely accurate.
- Chris believes that 2 of the 3 title issues would be very simple to solve. He is also reaching back to his previous attorney he used ten years ago to get a second opinion.
- Chris brought up the idea of a long-term lease as a way around this. The was raised during conversations with Brian Attea, and it is possible.
- I told Chris we didn't want this issue to kill the deal, and that we are willing to exploring creative ways to solve this. He was grateful for the update as he was concerned we would be walking away once again.
- Mike's recommendation: Explore the possibility of a long term lease, and in parallel continue understanding the situation around the 3 outstanding title issues.

~Mike Fenn