

# PROPOSAL TO LEASE

The West Point Preservation Corp. proposes to lease the former West Point Independent School under the following terms and conditions:

1. The lease term will be three (3) years with multiple three (3) year extension options.
2. Annual lease payment of \$2,400
3. Utility costs, including gas, water, electricity, sewer and trash that exceed \$15,000 annually will be borne by the lessee.
4. Lessee will provide liability insurance for actions and activities under its control.
5. Lessee will provide up to \$5,000 for major repair costs, per incident, assuming all current repairs necessary are completed.
6. Lessee will provide all required maintenance of the building and grounds.

The building will primarily be used as a community center as it is the only public facility in West Point that is capable of hosting public meetings of more than twenty-eight (28) people and is fully ADA compliant. Additionally, the building is scheduled to house the newly designated Lewis and Clark Educational and Research center in partnership with the Lewis and Clark Trust and the National park Service. Additional community uses are as follows.

- a. Community and governmental meetings.
- b. GED and adult education classes.
- c. Girl Scouts
- d. Bi-Weekly Kids Club
- e. Monthly Teen gatherings
- f. Storm shelter during severe weather.
- g. Hosting community services provided by Hardin Co animal control, Feed America and Lincoln Trail health Department

The West Point Preservation Corp's sole purpose in entering into this agreement is to allow the facility to continue to serve the citizens of West Point as it has for the past three years and contributes to the overall revitalization of the city. There is no financial gain by the WPPC or any of its officers. All monies raised through additional rentals, leases or donations will pay building expenses, be re-invested in the property, or used for the overall betterment of West Point.

The West Point Preservation Corp (WPPC) is a registered 501 C3. The board members are Richard Ciresi, Mayor, Bonnie Ciresi CPA and Deputy Hardin Co. Judge Executive, Tom Masterson, President TEM Electric and major donor, Matt Jeffrey, Associate Pastor River of Life Church and Mary Dunn, former teacher and Vine Grove City Council member.

Since its founding, the WPPC has applied for, received and successfully managed multiple grants and has provided all funding necessary for the operation of this facility through the expiring lease.

Currently, the building is being prepared to serve as an emergency center for storms and power outages. TEM electric has purchased all the materials necessary to connect the existing generator to the electrical system for the continued operation of the gymnasium during natural disasters. Additionally, the Red Cross has provided the necessary cots, water, and food supplies so that the facility may serve as a temporary shelter as needed.



Richard A. Ciresi  
President

05/27/2025