

Policy Statement

**Indian Hill Historical Museum Association
d.b.a.
The Indian Hill Historical Society**

**Subject: Leases of Properties
Little Red Schoolhouse & Buckingham Lodge**

3/10/1974: Regarding the lease of the Washington School: "Resolved: The President and First Vice-President be authorized to enter into a lease embodying the terms set forth in Ordinance 4-1974 of the Village of Indian Hill."

12/2/1975: Note in minutes that \$1.00 lease fee was due to Village for the Schoolhouse.

6/12/1984: Voted to extend the lease on Schoolhouse for additional five (5) years. First lease was for ten (10) years, with option to renew for five (5) years. Fee: \$1 per year.

10/3/1988: Lease being negotiated with Village for Buckingham Lodge / Bonnell House.

2/7/1989: Board agreed to keep "The Little Red Schoolhouse" as the Society's principal identity, even though office and library to be moved to Bonnell House.

2/7/1989: Construction work on Bonnell House awaiting final lease with the Village.

4/4/1989: Signing of lease (effective 4/1/1989) for 20 years for both Schoolhouse & Bonnell House. Actually signed 4/6/1989. Agreement is that Village will maintain the exterior of the buildings, IHHS the interior.

See Policy Statements re: Bonnell House / Buckingham Lodge.

4/4/1989: Chicken house discussed. It is not in original plan for Bonnell House. To be done by volunteers. Later cleaned, shored up, and painted as an Eagle Scout Project.

10/15/1996: Safety equipment installation proposed for both buildings. Plan adopted. Installation completed in 1/1997.

4/20/2009: Signing of leases (effective 4/2/2009) for 10 years for both Schoolhouse & Bonnell House. Agreement is that Village will maintain the exterior of the buildings, IHHS the interior. Cost is \$1 per year per building.

8/3/2019: Leases were extended for one year to 3/31/2020 at each location as the City Charter needed to be updated to allow for leases longer than five years. There was to be a special vote held in March, 2020.

3/20/2020: Leases were extended for both buildings to 7/31/2020 due to COVID-19.

5/26/2020: Leases were signed for both buildings for 20-year terms with up to 3 20-year extensions. Initial term: 6/1/2020 – 5/31/2040. Cost is \$1 per building per term. Other changes include:

IHHS is responsible for interior and exterior maintenance, repairs and / or improvements with the following exceptions:

- Grounds and Driveways:
 - Village will keep grass mowed and trees trimmed.
 - Village will keep the driveways in “good repair” and free of snow.
- Septic Systems:
 - Little Red Schoolhouse: The Village will pay for a “baseline system” for an event with 125-person maximum capacity for one event per month. The Village’s contribution will be \$50,000 for the system which has currently been designed for 160-person maximum with up to 3 events per week. Any enlargement of the system will be at IHHS’s expense. The Village’s proportionate share of on-going maintenance costs of the septic system will be determined by dividing the cost of the “baseline system” by the final cost of the septic system.
 - Buckingham Lodge: The Village will design & pay for the installation of the septic system. After installation, the Village will maintain the system in good condition. This clause expressly excludes the Village’s obligation to replace or substitute the system in the future.
- Utilities: The Village will pay for water usage.
- The Village will “daylight” the downspouts at Buckingham Lodge within 90 days of the lease’s effective date.