

WMRLS Executive Board Meeting

October 20, 2014

The meeting of the WMRLS Executive Board was called to order at 1:05 p.m. by William Adamczyk, President.

Present: MLS Executive Board Members: William Adamczyk, Charlotte Canelli (by phone), Cathy Collins (by phone), Tim Gerolami, Millie Gonzalez (by phone), Betty Johnson, Ellen Keane (by phone), Amy Lewontin, Margot Malachowski (by phone), Patrick Marshall, Jacqueline Rafferty, Bert Saul (by phone), Henry Toromoreno

Ex-officio: Greg Pronevitz, MLS Ex. Director; Mary Rose Quinn, MBLC; Anna Fahey-Flynn (by phone), LFC

Guests: Catherine Utt; Carolyn Noah; Mary Kronholm and Jan Resnick, MBLC; Mark Gilmore, Selectman-Town of Deerfield

Minutes from September meeting approved. Motion- Patrick; Second-Tim. Unanimous.

Consideration of proposal by Deerfield

Letter from Mark Gilmore-

“On behalf of the Board of Selectmen of the Town of Deerfield, I wish to formally notify you that the Town of Deerfield, Board of Selectmen has voted to enter into negotiations with the Western Massachusetts Regional Library System to purchase the building located at 4 Sandy Lane in Whately, Massachusetts, subject to certain conditions precedent as noted below.

For purposes of the acquisition of the Property, the Town of Deerfield must accomplish certain preliminary approvals and undertake appropriate due diligence. They include, but are not limited to, the bullet items listed below. For purposes of the acquisition of the Property, the Town of Deerfield must accomplish certain preliminary approvals and undertake appropriate due diligence. They include, but are not limited to, the bullet items listed below.

- A favorable vote of Town Meeting authorizing the purchase of the property and approval of authorization to finance said purchase. *We anticipate holding a Town Meeting at the end of November, provisional upon receipt of Certification of Free Cash from the Department of Revenue.*
- Compliance with the provisions of M.G.L. c.30B (The Uniform Procurement Act) for acquisition of real property. In the case of acquisition of real property deemed to be unique, filing of a Determination of Uniqueness published for thirty (30) days in the Central Register, without objection. *The Town of Deerfield filed a Determination of Uniqueness on September 24, 2014, the deadline of which is October 24, 2014.*
- Obtaining an appraisal of the Property at least equal to the purchase price.
- Favorable inspections and environmental assessments of the Property. *The Town is in the process of contracting with a license appraiser.*
- Permit approvals by all Whately town boards and committees authorizing the intended use of the Property.
- Compliance with all other federal, state and local laws or regulations relative to the acquisition of real property by the Town of Deerfield with agreement between the Town of Deerfield and the Massachusetts Library System to pursue full compliance with those laws and regulations.
- Negotiation of a mutually acceptable Purchase and Sale Agreement with the Massachusetts Library System. *The Town anticipates execution of the Purchase and Sale Agreement within 30-60 days of successful negotiations.*

In anticipation of sending this letter, the Town is exploring both the USDA loan program, and the municipal bond process. The municipal bond option may be a more fiscally attractive option, depending

on the bond market. Regardless, with the assistance of our financial advisor, the town would ascertain which option is more advantageous.”

Has Deerfield’s free cash amount been certified? Yes. Lease back to MLS will be part of negotiation. One town purchase of property is way to make process work.

Motion to keep Whately property off the market until December 15, 2014 in order to continue negotiations with Deerfield. Motion-Patrick, Second-Amy. Unanimous.

Determine next steps

Catherine and Greg are available to draft purchase contract terms with attorney.

Meeting adjourned at 1:18 p.m. Motion-Patrick; Second-Tim. Unanimous.

Respectfully submitted,
Betty Johnson
Clerk