

Members Present: Terri Jillson White, Faith Reney, Rhonda Gurney, Tracy Nangeroni, Peter Urbach, John Wilson, Barbara Chalmers, alternates Mary Epreman, Anne Nilsen, Jean Molloy, Director John Walden
From: Barbara Chalmers

On the above date, those noted above met at Town Hall.

Peter made a motion to go into non-public session in accordance with RSA 91-A:3II(d) to discuss real estate, 2nd by John Wilson, vote: Peter yes, Rhonda yes, Terri yes, Tracy yes, John Wilson yes, Faith yes, Barbara no.

All Trustee Alternates and Director John Walden were present.

1. Peter Urbach reported that Walt Goddard has suggested re-considering the north lot that is part of the Sunapee Center property, owned by Claremont Savings Bank which is large enough to provide for a single story library building. The property is on the market for \$475,000. It is John Wilsons hope that the property could be negotiated down to about \$250,000 to \$300,000. The condominium provisions on the property would have to be dissolved and right of access through the south portion of the Sunapee Center property negotiated.
2. Peter also urged re-consideration of expanding the current library with purchase of Alice Josephs property, which may be easier to gain community support but has planning drawbacks. He distributed a summary comparision sheet of the 2 options. Terri noted that in her last conversation with Alice, she did want to keep lines of communication open with the library.
3. Peter asked the Board to authorize negotiations with Claremont Savings and Alice Josephs in order to get the best purchase price before consideration of these properties by the Board is made public. He noted that if we begin new efforts for a new facility the soonest we can expect a completed facility is in 2014.
4. Rhonda noted that she had agreed to dissolve the building committee because John Walden wanted to let the dust settle awhile before any new attempts for a new facility are started again. Doing what Peter is asking seems pre-mature. The Board needs to have a thoughtful discussion of what went wrong in the Ski Tow Hill and Harbor sites processes. Why are these 2 sites the only choices?
5. John Wilson stated that in his opinion, any project must cost no more than 2.5 million dollars to be successful.
6. Mary stated she supports getting purchase prices for these 2 sites. Although expanding the building would garner more support, a building could be built in phases on the other site. The Board and the town must be really supportive of whatever idea is moved forward to be successful. She urges that a questionnaire be sent to the community to gage support.
7. John Wilson offered to negotiate with Claremont Savings and Terri with Alice Josephs. Jean Molloy offered to assist Terri. Jean did not think she should be involved with discussions at Claremont Savings due to her own business dealings there. Peter thought Walt Goddard should assist John Wilson. Rhonda questioned that since Walt is not a trustee. Terri will check with the Town Manager about this.
Peter thought Terri should decide who negotiates for each property.
8. Barbara questioned whether the Board has the authority to negotiate a purchase price, since the Board was told by the Selectmen and Town Manager, that only the Selectmen could negotiate with the Harbor Riverway Corp regarding purchase of the harbor site. There was general agreement Terri needs to check on this.

7. Barbara made a motion to negotiate a non-binding purchase price with a) Claremont Savings Bank for the north lot of the Sunapee Center property and b) Alice Josephs property on Main Street, east of the library, if the Trustees have the authority to do so, 2nd by Peter, vote unanimous.

Motion by Terri to come out of non-public session and to seal the minutes and documents (Sunapee Center map, Urbach comparison sheet, Urbach memo about the non-public meeting issued to Trustees prior to the meeting) for up to 3 months, 2nd by Tracy, vote: Peter yes, Rhonda yes, Terri yes, Tracy yes, John Wilson yes, Faith yes, Barbara yes.

Motion to go into non-public session in accordance with RSA 91-A:3II(c) for personnel performance review by Terri, 2nd by Tracy, vote: Peter yes, Rhonda yes, Terri yes, Tracy yes, John Wilson yes, Faith yes, Barbara yes. John Walden left, Trustees and alternates remained for the non-public meeting.

Motion to go back into public session by Terri, 2nd by Rhonda, vote: Peter yes, Rhonda yes, Terri yes, Tracy yes, John Wilson yes, Faith yes, Barbara yes.

Meeting adjourned after 9:30 pm.

Next Regular meeting: 15 June 2010, 6:30 PM, Town Hall.