

**DIGHTON PUBLIC LIBRARY
JOINT MEETING OF BOARD OF TRUSTEES AND
BOARD OF SELECTMEN
EXECUTIVE SESSION MINUTES
March 30, 2022
6:30 PM
Via Zoom**

The following meeting was neither videotaped nor audio recorded.

Call to Order by Selectmen Chairman Pacheco at 6:30 via Zoom.

Roll Call: Chairman Pacheco, Selectman Hull

Also Present: Michael Mullen, Town Administrator and Executive Assistant Karin Brady

Call to Order by Trustee Chairman Ron O'Connor at 6:31.

Roll Call: Rita Araujo, EveMarie Cabral and Ron O'Connor.

Also Present: John Powell and Joe Shea, Granite City Partners; Building Commissioner James Aguiar; Library Director Jocelyn Tavares

The Pledge of Allegiance was recited.

Selectman Hull moved, Chairman Pacheco stepped down to second and it was voted to enter Executive Session under Massachusetts General Laws Chapter 30A, Section 21 (a)(6)

6. To consider the purchase exchange lease of value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.
 - a) Potential real property acquisition for library operations.

Selectman Pacheco, Chair of the Dighton Board of Selectmen, declared that an open meeting may have a detrimental effect on the negotiating position of the public body.

Chairman Pacheco: Aye
Selectmen Hull: Aye

EveMarie Cabral moved, Rita Araujo seconded and it was voted to enter Executive Session under Massachusetts General Laws Chapter 30A, Section 21 (a)(6)

6. To consider the purchase exchange lease of value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.
 - b) Potential real property acquisition for library operations.

Ron O'Connor, Chair of the Dighton Public Library Board of Trustees, declared that an open meeting may have a detrimental effect on the negotiating position of the public body.

Ron O'Connor: Aye
EveMarie Cabral: Aye
Rita Araujo: Aye

Chairman Pacheco explained the Board of Selectmen conducted appraisals on properties on Center Street and Smith Hall and last Thursday toured Smith Hall as a potential site for the library. The appraisal report from Joe Shea was included in the packet. Chairman Pacheco said they were asked for \$799,000 and the appraisal came in at \$790,000. A real estate agent was part of the meeting and tour of the property.

Selectman Zografos joined the meeting at 6:38 pm via Zoom.

Chairman Pacheco wanted to see if there was interest between the Boards in proceeding with the process of purchasing the Smith Hall site for the library.

Mr. Mullen said there are some limitations that we can grow into and address.

Building Commissioner Aguiar said the owners reached out and expressed interest in selling the property. He and Fire Chief Maguy have looked at the building. Mr. Aguiar's said:

- A second egress is necessary for the lower level
- An elevator would need to be installed, which would add a small addition to the building
- Recommended a two phase approach. Phase 1 would concentrate on the main level and preparing it for library operations. Expected 18 - 24 months for completing Phase 1.
- Phase 2 would concentrate on the lower level.

Mr. Mullen said the town would have \$832,000 in American Rescue Plan Act (ARPA) funding at the end of June. He has been working with the Capital Outlay Committee and having conversations with Representative Patricia Haddad to secure upfront funding through her office.

Phase Two improvements would be eligible for Community Preservation Act funding.

Mr. Mullen explained that all of the \$832,000 in ARPA funding is available because county ARPA funding is available for the public safety repeater project.

Mr. Shea and Mr. Powell explained the appraisal process. The approach used was a sales comparison approach. Mr. Shea explained that it was a 9,000 square foot building on a total parcel of land of 35,000 square feet. They mentioned the location was a good one, with parking. Mr. Shea thought the beauty of the building was a good attribute and thought it would be a good option for the library.

Mr. Powell added he thought it was a nice building with expansion potential. He felt that the value was reasonable, especially when looking at comparable properties. He was pleased that his appraised amount was so close to the asking price of the building. Mr. Shea mentioned that comps were on page 40 of the report. He is happy to answer any questions.

Selectman Hull asked if there were any liens on the property. Mr. Mullen said questions of title would be resolved in the due diligence process.

Trustee Araujo asked about flood insurance because of the property's proximity to the river. Chairman Pacheco said he didn't believe it was in a flood zone. Mr. Mullen pointed out that on page 24 of the appraisal, it says flood insurance would not be required. Mr. Powell said it would be good to check. Mr. Mullen said that the town would be at the will of FEMA and would have to monitor their flood maps regularly.

There were no additional questions from the library board or director.

Mr. Mullen said the town needs to move quickly, and we would have to define for everyone what is able to be publicly discussed based on the point we are in negotiations.

Mr. Mullen said one of the criticisms may be the sale cost of the property in 2016. The real estate market is very different six years later. The appraisal from the sellers came back with the same information, so it confirms that the appraisal is correct. Mr. Mullen said the property is a noteworthy property.

Chairman Pacheco said the church's board is meeting to see if they are receptive to the town's interest in the sale. Residents must approve the sale, so the purchase and sale agreement will be signed conditionally upon approval by town residents.

Mr. Mullen said the church's Board of Directors are expected to weigh in officially. This possibility was mentioned to the congregation some time last weekend. Mr. Mullen said we will not discuss this publicly until the town enters the purchase and sale agreement. He would like town employees to mention that the town is exploring all opportunities for the library if they are asked. He wanted a unified approach to answering questions and to be very careful about what information is out in the public.

Selectman Hull moved, Selectman Zografos seconded and it was voted that Chairman Pacheco be allowed to participate in the negotiations for the library.

Selectman Hull: Aye
Selectman Zografos: Aye

Mr. Mullen said in the first part of the procurement process, he has to declare that this is a unique property acquisition. He will have to send out a Request for Proposal (RFP) specifically to the property owners and they will have to respond, then we can continue. We are trying to do this for Annual Town Meeting. He said he will put out the RFP within the next few days and hopefully we will receive a response and can proceed with the procurement process. He said if the Board of Selectmen would approve his written determination, we can move forward from there. He also would like approval for a Professional Services Contract for schematic designs for due diligence on how a library could operate in that location, and to promote it to Town Meeting.

Selectman Zografos moved, Selectman Hull seconded and it was voted to approve the written property acquisition as presented.

Chairman Pacheco: Aye
Selectman Hull: Aye
Selectman Zografos: Aye

Rita Araujo moved, EveMarie Cabral seconded and it was voted that the Library Board of Trustees approve the written property acquisition as presented.

Ron O'Connor: Aye
Rita Araujo: Aye
EveMarie Cabral: Aye

Mr. Powell said the next step was the RFP, responses come back and a Memorandum of Understanding will be produced in lieu of a deposit, in order for the town to move through the process of the town meeting.

Selectman Hull moved, Chairman Pacheco stepped down to second and it was voted to adjourn the meeting at 7:16 pm.

Chairman Pacheco: Aye
Selectman Hull: Aye

EveMarie Cabral moved, Rita Araujo seconded and it was voted to adjourn the Library Trustees meeting at 7:16 pm.

EveMarie Cabral:	Aye
Rita Araujo:	Aye
Ron O'Connor:	Aye

Meetings adjourned.