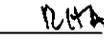


**Town of Lunenburg  
Building Re-Use Committee**

Jamie Toale, Chair – Present   
Damon McQuaid, Vice-Chair – Present   
Mark Erickson, Clerk - Present   
Dave MacDonald, Member - Present \_\_\_\_\_  
Ron Albert, Member – Present   
Rebecca Lantry, Member - Absent \_\_\_\_\_  
Mike Mackin, Member – Present 

**MINUTES**

Monday August 29, 2016, 6:30 P.M.  
Ritter Memorial Building, Lower Conference Room  
960 Massachusetts Avenue  
Lunenburg, MA 01462

CALL TO ORDER: 6:42

ANNOUNCEMENTS: Mr. Toale said that Rebecca Lantry has a schedule conflict with work and wants a revised schedule published. We agreed to meet on the third Monday each month.

PUBLIC COMMENT: None

MINUTES APPROVAL: None

**CURRENT BUSINESS**

Discussion of original proposals and revised input from Chet Rogers

Mr. Toale spoke with Jim: the price doesn't change but the schedule may need to be extended to accommodate his availability;

We continued discussion of the two proposals; should we seek just an appraisal or a market analysis? If we do the market analysis are we just providing fodder for low-ball bids from developers?

Best opportunity is to sell Ritter and Primary properties, perhaps as a package; if we do, how does it impact what H. Scheid proposes?

Before we can sell Ritter we need a place for town offices that are there now; TCP is not a good option due it being more or less fully occupied and has electricity limitations; we likely need Town Meeting to authorize the BOS to sell the properties; consider sending an open RFP to solicit ideas for Ritter and/or Primary School

Motion made by Mr. McQuaid and seconded by Mr. Mackin that we recommend to the BOS that we develop and issue an RFP for Ritter and Primary properties; Motion carried

unanimously. We then agreed to bring this recommendation to the BOS on Sep 6, Mr. Toale to present; rationale is that we cannot get what we expected for \$10k. We will publish an agenda so we can convene the committee that evening if need be. Mr. Toale said he would inform both bidders that we are still deliberating and revising our timeline.

We then discussed Mr. Scheid's proposal: Lunenburg doesn't want to be actively involved in "the corporation"; Mr. Scheid needs to secure financing and develop the concept further. We don't think moving forward with the RFP would interfere with his plans and see no reason he couldn't move forward with a charrette should he choose.

Because the property is governed by MGL 30b, we need to be clear of any requirements/constraints on the future use of the property. We need an appraisal so we know if we are selling at a price below market. Mr. Toale said he would ask the Town Manager how this might impact the RFP process.

#### Next Steps

Damon is vice chair: Dave and Mike, all in favor

**NEW BUSINESS:** There was some confusion about the committee reorganization from our previous meeting, so Mr. MacDonald moved we vote to appoint Damon McQuaid as vice-chair. Mr. Mackin seconded, all in favor.

**MEETING SCHEDULE:** Regular schedule will be 3<sup>rd</sup> Mon of the month at 6:30; next meeting with BOS on 9/6, then 9/19.

**BOARD COMMENT:** None

**PUBLIC COMMENT:** None

**ADJOURNMENT:** Motion to adjourn MSA, 8:02 PM.

**RECEIVED & FILED**

**SEP 20 2016**

**LUNENBURG TOWN  
CLERK OFFICE**