

**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 Absent

Rebecca Lantry, Member Absent

Mike Mackin, Member Absent

MINUTES

Tuesday, September 13, 2016, 7:00 P.M.

Town Hall, 17 Main St.

Lunenburg, MA 01462

Minutes

1. CALL TO ORDER 7:35
2. PRESENT STATUS OF BUILDING APPRAISAL AND MARKET ANALYSIS
 - a. Chairman Toale provided a verbal update to the BOS: We solicited bids to perform appraisals and initially received 4 responses Two of the respondents came before the BR Committee to present. Both respondents were more than the \$10k we were authorized; one was \$12k, the other was \$20k +. This caused the committee to question the value of the appraisals and to consider what other alternatives we have. We discussed placing the properties on the market for the purpose of testing the market and to solicit non-binding proposals as a way to determine value. Chairman Toale also summarized a proposal we received from Harald Scheid for a more grand plan, with a number of commercial buildings and a town hall. Mr. Scheid suggested we have a once in a lifetime opportunity, given our current situation. Member Dave MacDonald stated we have an opportunity to put these properties on the market now. The appraisals would not accomplish what we need so we have a chicken and egg situation and we want to do it right. Mr. Toale said MGL 30b has several requirements that we may need to satisfy. Mrs. Bertram said she doubts we could do an RFP without having Town Meeting approval. Adam Birney said he has some experience where they used the assessed value as a starting place, then selected a solution based on HBU. Bids could be accepted or rejected on whatever criteria we chose. Mr. Toale said we're looking to sell if for more than the assessed value, so the statute shouldn't be an issue. Mr. Ebersole said it's exciting that we have an alternative. Next step:
3. RECOMMEND NEXT STEPS: BOS requested we research how we work within MGL with guidance from the interim Town Manager to gather the data we need to make an informed decision
4. BOARD COMMENT: None
5. PUBLIC COMMENT: None
6. ADJOURNMENT: Motion to adjourn made, seconded and approved, 4-0 at 7:53 PM