Taft Public Library Trustee Meeting Notes

1/18/12

Attendees: Bob Carlson, Carrie Grimshaw, Bill McHenry, Kathy Carlson, Carolyn Peterson, Judy Leonelli (Judy left at 8:39), Mark Reil (arrived 8:51)

Meeting called to order at 7:06.

Our primary focus of this meeting is to gather information from Judy Leonelli regarding her research of St. Mike’s; purchase price; value; etc.

Judy explained how the pricing can be evaluated, based on the fact that there are no comps to speak of.

Her comments:

The house alone is 1,593 sq. feet & comp houses in the area based on that size are about $250,000.

The church itself is more difficult to value because it is a church zoned in a residential area.

The town’s assessed value in 2011 was $577,300.

Discussion followed regarding the nuances of purchasing such an unusual property. Informal discussion included, but was not limited to:

Parking zoning

Zoning regulations

Water testing / pressure

HVAC / heating

Timeframe of making an offer

Environmental testing

Septic

The question was raised as to who would sign the offer if an offer is made. Carrie will inquire with Town Counsel as to who that person should be.

Meeting adjourned at 9:07.