

Meeting of March 19, 2004

### Third Meeting of the Public Access Board Nominees

**Present:**           **Attended Board Members:** Hubie McDonough, Carol Williams, Jim Stewart, John St. Hilaire, Jim Merrill, Lou D'Allesandro, Chris Proulx  
**Members Sending Regards:** Lorraine Lamontagne, Jean Jeudy, June Craig  
  
**Attended Staff:** Grace Sullivan and Joe Lahr  
**Others:** Bill Jabjiniak, Paul Smith

### Discussion:

This meeting was held at 967 Elm Street, Second Floor. We were given a brief tour and Q/A with the owner Paul Smith. This property is being considered by the board as the location of the public access center.

Paul stated that this building was in partnership with the city, which acts as one of the lean holders of the property. The property is a former location of a software developer and is newly wired with cat-5 and maintains large amounts of the former tenant's furniture and some other equipment, which according to Paul, could be held for use by MCAM if requested.

Bill Jabjiniak speculated that would "like to see an average of \$12 p/sf over five years" [suggested term of the lease]. Bill stated that requesting the city to co-sign the lease with the board would be a "tall order", rather he suggested that the city might agree to committing to X\$ to MCAM that could be used accordingly.

It was noted that the budget begins July 1, the question was asked if a bridge payment could be requested until then. Other suggestions noted that waiting until July 1 would be acceptable, as they felt there was a lack of demand of office space and that the location would still be available, especially if a letter of intent was presented.

John St. Hilaire recommend that the board make an offer of \$8 +NNN, at least for the first year, and suggest to the Mr. Smith that MCAM is a long-term benefit asset to his building. Lou D'Allesandro agreed that it was buyer's market.

Grace explained the the 2005 budget submittal: two budgets were presented to Seth Wall at the mayor's office one for MCTV Ed & Gov Access and one for the non-profit entity (MCAM). The total increase is about \$90,000 which includes rent and board insurance for public access.

Bill Jabjiniak suggested that Grace call Seth and request the status of the budget request. Board members agreed.

The board agreed that a letter of intent should be drafted and sent to Paul Smith contingent on proper funding from the city.

Jim Merrill presented a draft of the articles of agreement to create the corporation.

Jim will finalize the draft bylaws for the next meeting and will send out a draft by email to the members.

The filing fees of \$5 to the city, \$25 to the state, and \$500 to the federal government was discussed; Grace mention that she would seek approval to pay for these out of the MCTV operations fund.

The next meeting will be **FRIDAY, MARCH 26 at 8:00 AM** at 111 Amherst Street, *law offices of Devine, Millimet & Branch, P.A.* (the old post office building).