



General Meeting of March 26, 2004

Fourth 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, Lorraine Lamontagne, Jean Jeudy, June Craig
Members Sending Regrets: Chris Proulx

Attended Staff: Grace Sullivan and Joe Lahr

Discussion:

Articles of Agreement were signed by all Board nominees (Chris Proulx was not present and would be asked to sign at a later time).

Jim Merrill requested that the checks for the filing fees (\$5 to the city, \$25 to the state, and \$500 to the federal government) be expedited. Jim will finalize the draft bylaws for the next meeting and will send out a draft by email to the members.

John St. Hilaire instructed Joe Lahr to call Paul Smith to expect an offer on the 967 Elm location and prepare for a design layout to ascertain furniture needs. The board agreed on the initial offer of: *\$8.00 per square foot +NNN for five contiguous years.*

- Occupation and fit-up of the property begins immediately upon acceptance between Paul Smith and MCAM
- The first lease payment is made July, 2004
- An inventory of existing furniture/equipment at the property will be made, and MCAM will utilize the designated furniture for daily operations.
- The owner will remove the remaining non-requested furniture/equipment.
- Allow for a rent price escalator at the tail end of the lease
- Option clause for 5 additional years.

Discussion regarding the agreement between the City and MCAM should include: financial commitment, designation of access provision (public access), and \$350,000 transfer to the corporation.

Grace Sullivan reminded the board of the Mayor's budget presentation date of March 30 and the MCAM budget request and the unanimous School Board decision to no longer be the access provider for Public Access after July 1, 2004