

LIBRARY BOARD OF TRUSTEES
EXECUTIVE SESSION MEETING MINUTES
Wednesday, March 28, 2018

John Clyde	<i>present</i>	Nicholas Ciampa	<i>present</i>	Nabil Choueiri (NBC)	<i>present</i>
Iris Kislin	<i>present</i>	Mayor Kramer	<i>present</i>	Edward Ward	<i>present</i>
Tom Lennon	<i>present</i>	Agnes Kulu-Banya	<i>absent</i>		
January Adams	<i>present</i>				

During the public portion of the meeting, John motioned to move into executive session to discuss property negotiations. Iris seconded, all were in favor and the board went into executive session at 5:50 p.m.

January updated the members on the negotiations for the vacant land on Route 27. She detailed the following chronology: On March 5, Michael Cerone (the library's attorney) received an email from the seller's attorney stating the following: "My client has requested that I discontinue negotiations regarding the sale of the above-referenced property to your client at this time. Thank you for your time and attention to this matter."

At January's request, Michael called the seller's lawyer and asked what was going on and if there was a counter offer.

The seller's attorney's response came on March 6. "My clients seek \$550,000 from the library to entertain an offer. They are in negotiations with other parties at this time so a prompt response of interest is requested."

January consulted with Nick who suggested offering \$475.

January responded to the seller's attorney on March 9 (snowstorm on March 7): "As per your email of March 6, 2018, the Franklin Township Public Library Board of Trustees is raising its offer for the property located at 3235 Route 27, Franklin Park, NJ to \$480,000. This amount is above the appraised value of the property as determined for the library board in January 2018 and thus is more recent than the seller's appraisal from five years ago. The board asks that the sellers also keep in mind that approximately one third of the property is unusable due to its proximity to wetlands and that this is an all cash offer with swift township approvals. This offer is subject to formal contracts approved by the attorneys for both parties."

The seller's response was: "Your client has advised of an increase offer that again is well-below other offers for the property. My client rejects said offer and intends to enter into a contract for sale with the other party."

At January's request, the library's attorney responded: "In light of this information, my client will continue its search for a suitable property. If for some reason the other party falls to enter into a contract or the contract should fall through, let me know."

The Mayor stated that Bob Vornlocker had mentioned a potential location for the branch farther south on Route 27. That land, which is undeveloped, consists of three acres with water connections but no sewer. It is owned by the township. January had driven by the land and thought it was too far south and pretty isolated. She encouraged all the board members to make the drive and see for themselves. She thought the dilapidated house and land known as Laird's corner would be a good location but did not know if it was feasible. Nick suggested finding out if the board could arrange to obtain part of the Board of Education's property for the new school in that neighborhood.

The session concluded at 5:55 p.m.

January Adams
Director of Library Services