

LIBRARY BOARD OF TRUSTEES
EXECUTIVE SESSION MINUTES

Wednesday, February 28, 2018

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

During the public portion of the meeting, Ed motioned to move into executive session to discuss property negotiations. Iris seconded, all were in favor, and the board went into executive session at 6:10 p.m.

January updated the group on the property negotiations. She had received a voice mail message from the seller of the property, Michael Haleluk, on February 1. After notifying Bob Vornlocker of this message, she joined Bob for a return call to Mr. Haleluk. During that call, Mr. Haleluk said that he would need a formal offer letter and that Bill Mooney would call the next day. Mr. Mooney did not call until the following week at which time he repeated what Mr. Haleluk had said. January called the library's attorney, Michael Cerone, and asked him to prepare a formal offer letter. This was sent on February 7. On February 8, Mr. Haleluk called January, once again leaving a voice mail message. Bob Vornlocker and January returned Mr. Haleluk's call that afternoon. During that conversation, Mr. Haleluk told Bob and January that he had a \$550,000 appraised value of the property from five years ago. He wondered if he accepted the \$450,000 offer if the library would consider it as a charitable donation. He then gave contact information for his bookkeeper who called Bob Vornlocker at a later time. Michael Cerone said that the library could acknowledge the \$100,000 difference but could not make any representations about tax deductions and that Mr. Haleluk should talk to his accountant and attorney. At that point, Bob and January thought it best that the lawyers handle the negotiations. Michael Cerone prepared a first draft of a contract and sent it to Mr. Haleluk's attorney on February 20. As of February 28 there had been no response although Michael Cerone had tried to follow up with Mr. Haleluk's attorney on February 26.

In anticipation of a successful conclusion to the property negotiations, January had obtained two estimates from companies that performed title searches.

The session concluded at 6:20 p.m.

January Adams
Director of Library Services