



Assabet Valley Collaborative Board of Directors Meeting
February 28, 2020 -- 9:42 a.m.- 10:00 a.m.

Executive Session MINUTES

Role Call to enter Executive Session

During an open meeting of the AVC Board of Directors on February 28, 2020, Ernie Houle motioned to enter Executive Session to consider the purchase, exchange, lease or value of real property. Michael Bergeron seconded the motion. Roll call votes were taken: Amber Bock (Yes), Ernie Houle (Yes), Jeff Zanghi (Yes), Gregory Martineau (Yes), Brooke Clenchy (Yes), Marco Rodrigues (Yes), Michael Bergeron (Yes), and Joseph Sawyer (Yes). The board voted unanimously (8-0) to enter Executive Session which was called to order at 9:42 a.m.

Mark Graziano and Cathy Cummins presented documents related to the exploration of properties for the relocation of the Evolution program. A memo described 5 options for the Board to consider. Mr. Graziano and Dr. Cummins reported that no quality bids had been received in response to the RFR AVC had posted for the purchase of property or land. They had instead worked with a real estate broker to locate three viable options for lease. In the meantime, Shrewsbury Public Schools had notified AVC that Evolution could extend the lease at Shrewsbury High School through mid-June 2021. Given the potential of a longer timeline for relocation, Dr. Cummins contacted the sellers of Suites 267 and 285 of 28 Lord Road who had previously published and held to an asking price of \$869,000 which the Board of Directors rejected (see [Executive Session Minutes of July 29, 2020](#)). Dr. Cummins asked the sellers if the units were still on the market and if they had reconsidered a significant reduction to the asking price. She reported that the seller this time came back with a significantly reduced asking price - now \$749,990 (which was within \$40,000 of the Board's approved purchase price in July 2020.)

Mr. Graziano described each of the options - 3 included long-term lease options for properties in Marlborough or Hudson. The 4th, and recommended option was to extend the lease of the space at Shrewsbury High School through June 15, 2021 while simultaneously moving forward with the purchase of units 267 and 285. He reported that leasing the space at SHS would allow the time needed to complete renovations required in suites 267 and 285 in time to relocate Evolution before the termination of the lease with Shrewsbury.

Ernie Houle motioned to approve the extension to the lease with Shrewsbury High School for Evolution. Brooke Clenchy seconded the motion. A roll call vote was taken: Amber Bock (Yes), Ernie Houle (Yes), Jeff Zanghi (Yes), Gregory Martineau (Yes), Brooke Clenchy (Yes), Marco Rodrigues (Yes), Michael Bergeron (Yes), and Joseph Sawyer (Yes). The board voted unanimously (8-0) to approve the extension to the lease with Shrewsbury High School for Evolution.

Ernie Houle motioned to approve AVC's Executive Director to offer \$750,000 for the purchase of 28 Lord Road; Suites 267 and 285. Joseph Sawyer seconded the motion. A roll call vote was taken: Amber Bock (Yes), Ernie Houle (Yes), Jeff Zanghi (Yes), Gregory Martineau (Yes), Brooke Clenchy

(Yes), Marco Rodrigues (Yes), Michael Bergeron (Yes), and Joseph Sawyer (Yes). The board voted unanimously (8-0) to approve AVC's Executive Director to offer \$750,000 for the purchase of 28 Lord Road; Suites 267 and 285.

Joseph Sawyer motioned to leave the Executive Session. Ernie Houle seconded the motion. A roll call vote was taken: Amber Bock (Yes), Ernie Houle (Yes), Jeff Zanghi (Yes), Gregory Martineau (Yes), Brooke Clenchy (Yes), Marco Rodrigues (Yes), Michael Bergeron (Yes), and Joseph Sawyer (Yes). The board voted unanimously to leave the Executive Session which adjourned at 10:20 a.m.

Respectfully submitted,

Cathy Cummins, Ed. D.
Executive Director
Assabet Valley Collaborative