

Maria Libby <maria.libby@fivetowns.net>

MET

2 messages

Elizabeth Noble <enoble@gmail.com>
To: Maria Libby <maria.libby@fivetowns.net>

Tue, Jul 11, 2017 at 9:20 AM

Oh boy - it just keeps getting interesting.

Wyatt called shortly after our conversation - which was funny considering I mentioned not hearing from him anymore. He wanted to give a heads up that there is grumbling about some public comments from you and Matt re MET. Mainly that just prior to the vote, you stated publicly that a vote for the bond is not a vote to destroy MET. And that since then, you both have stated that the voters voted to tear down MET. There is concern voters were mislead. And a vague threat about a law suit was made.

I'm not worried about a law suit - unless it's someone w very deep pockets that will likely stop once they consult a lawyer and the lawyer asks for a 5-10k retainer.

But I do think it would make sense to just take that piece out of the rhetoric about the issue - that the voters voted to tear it down. Even just to say that the voters voted to give the school board the final say in MET. . .

Anyway - just another thing to keep in mind.

Have fun tonight!

Maria Libby <maria.libby@fivetowns.net>
To: Elizabeth Noble <enoble@gmail.com>

Tue, Jul 11, 2017 at 10:25 AM

you both have stated that the voters voted to tear down MET.

That is people putting words into our mouths. What we have said is that our lawyers have told us that to do anything other than demolish it will require another vote, something we didn't know at the time, nor did we need to because we had no way of knowing this would blow up, which happened after the referendum question had gone to print! We can't take it out of the rhetoric because it isn't in our rhetoric - it is in theirs. Dear God.

There is an alternate reality being created by people out there. On some level, it doesn't really matter what we say because they create their own version. However, I trust that most people in this town know better. It is amazing to me that the only person who has bothered to ask me a single question about this is Stuart.

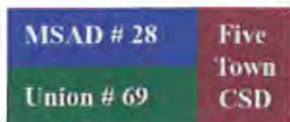
The irony is, we stated that we would reconsider it, and we will. There are avenues not to tear down MET if enough people in town support that. It is not like we *can't* tear it down unless the town forces that decision. People need to take a chill pill!

Have you seen my article? Read it if not. Also the comments. :)
<https://knox.villagesoup.com/p/truth-be-told-about-met/1667679>

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

Select Board Meeting

3 messages

William Gartley <WGartley@gartleydorsky.com>

Wed, Jul 12, 2017 at 8:36 AM

To: "Maria Libby (maria.libby@fivetowns.net)" <maria.libby@fivetowns.net>

Good Morning Maria,

How did the meeting go last night?

William B. Gartley, P.E.

President



Gartley & Dorsky Engineering & Surveying

59 Union Street Unit 1, P.O. Box 1031, Camden, Maine 04843

P: (207) 236-4365 | F: (207) 236-3055 | C: (207) 596-4656

www.gartleydorsky.com

Maria Libby <maria.libby@fivetowns.net>

Wed, Jul 12, 2017 at 9:45 AM

To: William Gartley <WGartley@gartleydorsky.com>

Interesting.

The driver seems to be economics for Alison M, Bob F, and CEDAC. They think it can generate \$50,000 - \$60,000 tax revenue for the town. They all seem to be supportive of having a developer renovate, then rent it back to the school for the Central Office, Zenith, adult ed, and share space with private entities. They don't want taxpayers paying for it. I don't know how much that rent for the school would be or if the economics would work for someone to develop. They want to form a committee, allowing a seat for a school board member (!), to determine how to use it. I encouraged them not to form that committee yet and allow the school board to meet on Thursday since the town doesn't have the authority to determine its future use - the school board does. They think a committee can come up with a solution by September 1. They agreed to wait.

Stuart spoke about slowing the whole thing down - no need to rush. See if it works out and the school can use the building for the functions in the Bus Barn along with some other uses, and if not, then tear it down.

There were only 6 people there not on a town committee. Three women over 60 who I didn't know and who didn't speak, Eric Kangas, Stuart, and John Lewis who said that we should listen to voters. When MET was included in the vote, it was voted down; when MET was not included, it was approved. Why go against the will of the voters. He is also a neighbor and said he absolutely doesn't want commercial use there and that would constitute an illegal taking (his property values would go down)!

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

William Gartley <WGartley@gartleydorsky.com>
To: Maria Libby <maria.libby@fivetowns.net>

Wed, Jul 12, 2017 at 9:55 AM

Very interesting – thanks for the update. As often happens it is a small group of vocal people.

William B. Gartley, P.E.

President



Gartley & Dorsky Engineering & Surveying

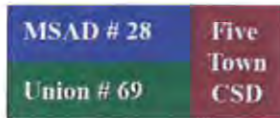
59 Union Street Unit 1, P.O. Box 1031, Camden, Maine 04843

P: (207) 236-4365 | F: (207) 236-3055 | C: (207) 596-4656

www.gartleydorsky.com

From: Maria Libby [mailto:maria.libby@fivetowns.net]
Sent: Wednesday, July 12, 2017 9:45 AM
To: William Gartley <WGartley@GartleyDorsky.com>
Subject: Re: Select Board Meeting

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

comment on Pen Bay Pilot article

5 messages

Maria Libby <maria.libby@fivetowns.net>

Wed, Jul 12, 2017 at 3:34 PM

To: Matt Dailey <matt.dailey@fivetowns.net>, Lynda Chilton <lynda.chilton@fivetowns.net>, Marcia Dietrich <marcia.dietrich@fivetowns.net>

SB52 • a day ago

Not to sound like a broken record, but town citizens - including the Community and Economic Development Committee - have had a year and a half to address MET options. Those for whom this is a vital interest could have been working with the town, the school board and interested parties during this time to identify and nail down any feasible options prior to the June 13 vote. Those options could then have been addressed in the referendum vote.

But...they didn't do this. They had their opportunity, but they didn't act. Now after the vote - which included the demolition of MET - they want to hold everything up, void the town vote, complicate the path forward. This may be well-intentioned, but it is irresponsible. It's not the way to do town business. Let's put this one in the "lessons learned" column and move forward as voted.

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

Marcia Dietrich <marcia.dietrich@fivetowns.net>

Wed, Jul 12, 2017 at 5:08 PM

To: Maria Libby <maria.libby@fivetowns.net>

Cc: Matt Dailey <matt.dailey@fivetowns.net>, Lynda Chilton <lynda.chilton@fivetowns.net>

That's also what people are saying to me.

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>

Wed, Jul 12, 2017 at 5:48 PM

To: Marcia Dietrich <marcia.dietrich@fivetowns.net>

Cc: Matt Dailey <matt.dailey@fivetowns.net>, Lynda Chilton <lynda.chilton@fivetowns.net>

That perspective likely needs to be shared tomorrow night. The town officials and committee members pushing for development say they are speaking for many but I am only hearing their voices - about 8 people that I can see. There were 6 members of the public at the meeting last night: Stuart Smith, Eric Kangas, John Lewis, and three women I didn't recognize and who didn't speak. 2 of the public spoke in support of saving MET (Stu and Eric). I think they are living in a bubble, grossly overestimating the support for saving MET.

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

Marcia Dietrich <marcia.dietrich@fivetowns.net>

Wed, Jul 12, 2017 at 6:35 PM

To: Maria Libby <maria.libby@fivetowns.net>

Cc: Matt Dailey <matt.dailey@fivetowns.net>, Lynda Chilton <lynda.chilton@fivetowns.net>

I just saw a post on Facebook from someone I don't know urging people to go to the two meetings about MET if they care about the building with the note - you don't have to be a Camden or Rockport resident to go.

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>

Wed, Jul 12, 2017 at 10:21 PM

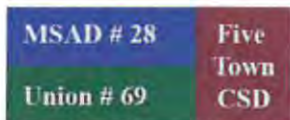
To: Marcia Dietrich <marcia.dietrich@fivetowns.net>

Cc: Matt Dailey <matt.dailey@fivetowns.net>, Lynda Chilton <lynda.chilton@fivetowns.net>

We should ask anyone who speaks to identify themselves and let us know what town they live in and whether they are on any town committees. Especially because this is going to be taped and live streamed.

Sent from my iPhone

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

MET

3 messages

Don White <upie@myfairpoint.net>
To: maria.libby@fivetowns.net

Thu, Jul 13, 2017 at 5:49 PM

Maria, I'm staying on the sidelines during this heated discussion. Your article in the CH sums it up. Where were these voices, opinions from 215 until recently. Where's the plan, show me the money.

This is being driven by AM and a few others. None of them have a plan, plan of action, or the interested money people. If your SB holds to demolishing the MET the decision will come to the town SB.

I do not want to see it demolished, however, private money needs to be raised to save that school building.

Those are my thoughts.

Keep up your excellent leadership.

Don

Maria Libby <maria.libby@fivetowns.net>
To: Don White <upie@myfairpoint.net>

Thu, Jul 13, 2017 at 10:52 PM

Thanks Don. Most of the school board holds that opinion. If the school board continues as planned (demolish), it actually won't go to the town. The school board can decide to offer it to the town, but they have a legal right (and some would say obligation after the vote!) to demolish it. I think the board will be open to consider concrete plans (committed investors and legally vetted) within the next two months - who knows, maybe something amazing will arise. Until it does, the school board needs to proceed as planned and approved by voters.

Hope your summer is going well. I am sure JF is missing you on that board! :)

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

Don White <upie@myfairpoint.net>
To: Maria Libby <maria.libby@fivetowns.net>

Sat, Jul 15, 2017 at 7:04 AM

Thank you, I read Kim Lincoln's account of the meeting online.....the group lead by SM appear to have a plan, not specified. SM does not invest his time in duds. More to come?

Keep me posted. I'm taking the summer to reorganize my priorities. The abrupt stop in my municipal life is an adjustment.

Don

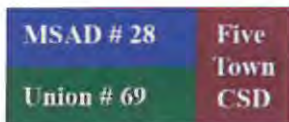
From: Maria Libby [mailto:maria.libby@fivetowns.net]

Sent: Thursday, July 13, 2017 10:52 PM

To: Don White

Subject: Re: MET

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

[CSD Board] MET

2 messages

Kerin Lindahl <4lindahl@gmail.com>

Thu, Jul 13, 2017 at 8:05 PM

To: csdpass@fivetowns.net

Good Evening

I was unable to attend the meeting tonight, but I do want to let you know that I do not support keeping MET. Voters had their chance before to save it and turned it down.

I feel I like just because a small group of people like the building, they want to derail the whole process. A vote happened, lets move on. There should be no negotiation about this.

Respectfully
Kerin Lindahl

--
You received this message because you are subscribed to the Google Groups "CSD Board" group.
Visit this group at <https://groups.google.com/a/fivetowns.net/group/csd.board/>.

Tina Swanson <tina.swanson@fivetowns.net>

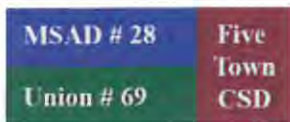
Mon, Jul 17, 2017 at 9:21 AM

To: SAD Board <sad.board@fivetowns.net>

[Quoted text hidden]

--
Tina Richey Swanson
*Executive Assistant to the Superintendent
and School Boards*
Five Town CSD/MSAD #28
7 Lions Lane
Camden, ME 04843
tina.swanson@fivetowns.net
207-236-3358 ext. 4318

Sent with Mailtrack



Maria Libby <maria.libby@fivetowns.net>

MET meeting....

4 messages

Keith Rose <keith.rose@fivetowns.net>
To: Maria Libby <maria.libby@fivetowns.net>

Thu, Jul 13, 2017 at 10:07 PM

Thought I would get this down before I forgot!

No one mentioned moving the building. As we discussed, moving to the bus barn site could solve several problems.

First, it could probably be done without restrictions (except for a fence).

We'd have to double check, but I think that the bus barn site was purchased by the MSAD, not gifted to the district from the Town. That would mean the district could give the building back to the Town (or the Town could say no and the district could sell it with restriction that it be moved) and sell the bus barn site to whomever wants to relocate the building. If the Town agrees to let the district dispose of the building, then the district could also put a price on the building. Could the package provide enough cash to fund a new CO and bus barn? Good question, but one that I think should be put out there.

--

Keith J. Rose
Director of Operations and Maintenance
Five Town CSD/MSAD 28
207-236-7800 ext. 265
Fax: 207-236-7810
Cell: 207-691-3041

CONFIDENTIALITY NOTICE: This electronic message transmission contains information which may be confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please notify me by telephone (207-236-3358) or by electronic mail. Thank you for your cooperation.

Maria Libby <maria.libby@fivetowns.net>
To: Keith Rose <keith.rose@fivetowns.net>

Thu, Jul 13, 2017 at 10:44 PM

I agree with that as a solution - we'd happily give it away. But Stuart, Tyler B, and Will all are saying that it really can't be moved - not a brick building.

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

Keith Rose <keith.rose@fivetowns.net>
To: Maria Libby <maria.libby@fivetowns.net>

Thu, Jul 13, 2017 at 11:04 PM

They're wrong. They've just never done it.

<https://www.wolfhousebuildingmovers.com/services/house-building-moving/historic-building-moving/>

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>

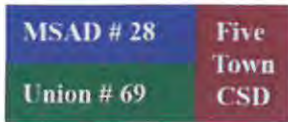
Fri, Jul 14, 2017 at 7:10 AM

To: Keith Rose <keith.rose@fivetowns.net>

So good to know. I think that is the BEST solution.

Sent from my iPhone

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

Historic tax credits for Camden Mary Taylor School building renovation

2 messages

stuart &marianne smith <stuartmarianne@yahoo.com>

Fri, Jul 14, 2017 at 4:56 AM

Reply-To: stuart &marianne smith <stuartmarianne@yahoo.com>

To: Bill Stockmeyer <billstockmeyer@dwmlaw.com>

Cc: Gary Vogel <gvogel@dwmlaw.com>, Maria Libby <maria.libby@fivetowns.net>, Elizabeth Noble <enoble@hjsoffice.com>, Tyler Smith <tyler@bayviewmanagement.net>, Stuart &marianne Smith <stuartmarianne@yahoo.com>, Eric Kangas <ekangas@kangascpas.com>, Rob Gregory <robg@robgregory.com>

Good morning Bill,

Thank you for your presentation last evening at the SAD 28 BOD meeting on reuse & renovation for the Mary E Taylor building in Camden.

You mentioned one of your partners as being an expert in the Federal and State Historic tax credit use for restoring buildings and I presume that you are referring to Gary Vogel.

I am interested in looking into this project further and want to know if you or Maria Libby and the SAD 28 school board have a conflict of interest issue with me talking with Gary about how a MET building renovation might benefit from the use of the historical tax credits.

If you could discuss this with Maria this morning and get back to me today I would appreciate it as we are working on a tight timeline as you know. Please feel free to call me if you want to discuss.

Thank you,
Stuart Smith

[207-593-6261](tel:207-593-6261) cell phone

E. William Stockmeyer <billstockmeyer@dwmlaw.com>

Fri, Jul 14, 2017 at 4:24 PM

To: Maria Libby <maria.libby@fivetowns.net>

See below.

Be aware he is incorrect, as far as I know. LA is a private 70/30 academy, not a unit of local government.

Private schools can secure foreign students with an F-1 visa, which can be extended throughout high school, while public schools cannot, and may enroll High school students under an F visa, but only for one year. With a handicap like this, public school have had remarkably poor success in marketing to foreign students. There is also a significant legal question whether educating foreign students is a valid public purpose for a local public school.

Bill

From: E. William Stockmeyer
Sent: Friday, July 14, 2017 4:22 PM
To: 'Stuart Smith'
Subject: RE: Historic tax credits for Camden Mary Taylor School building renovation

Hi, Stuart,

No, we have not represented LA.

Sincerely,

Bill

E. William Stockmeyer

Attorney

207.253.0585 Direct

billstockmeyer@dwmlaw.com

84 Marginal Way, Suite 600, Portland, ME 04101-2480

800.727.1941 | 207.772.3627 Fax | dwmlaw.com

DrummondWoodsum
ATTORNEYS AT LAW

The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Unintended transmission shall not constitute waiver of any privilege, including, without limitation, the attorney-client privilege if applicable. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the e-mail and any attachments from any computer.

From: Stuart Smith [<mailto:stuartmarianne@yahoo.com>]
Sent: Friday, July 14, 2017 11:52 AM
To: E. William Stockmeyer
Subject: Re: Historic tax credits for Camden Mary Taylor School building renovation

Have you done any work with Lincoln Academy?

Wonder about the dorm they constructed to house foreign tuition students

Think that has been very successful & might pass muster as compatible use that would significantly benefit the district at the high school level

Could be done as private investment

Stu

Sent from my iPhone

On Jul 14, 2017, at 11:31 AM, E. William Stockmeyer <billstockmeyer@dwmlaw.com> wrote:

Hi, Stuart.

Chris McLoon, formerly with Verrill & Dana, is the attorney I spoke with. Our tax attorneys support our transactional lawyers, including Gary. I will get back to you shortly on your conflict question.

Thanks,

Bill

E. William Stockmeyer

Attorney

207.253.0585 Direct

billstockmeyer@dwmlaw.com

84 Marginal Way, Suite 600, Portland, ME 04101-2480

800.727.1941 | 207.772.3627 Fax | dwmlaw.com

<image001.jpg>

The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Unintended transmission shall not constitute waiver of any privilege, including, without limitation, the attorney-client privilege if applicable. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the e-mail and any attachments from any computer.

From: stuart &marianne smith [<mailto:stuartmarianne@yahoo.com>]

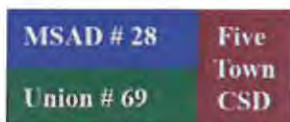
Sent: Friday, July 14, 2017 4:56 AM

To: E. William Stockmeyer

Cc: Gary D. Vogel; Maria Libby; Elizabeth Noble; Tyler Smith; Stuart &marianne Smith; Eric Kangas; Rob Gregory

Subject: Historic tax credits for Camden Mary Taylor School building renovation

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

Moving the MET

2 messages

Maria Libby <maria.libby@fivetowns.net>

Fri, Jul 14, 2017 at 7:19 AM

To: sad.board@fivetowns.net

Hi,

Another thing we had discussed over the past year was moving the MET building. That actually resolves so many problems for us. One idea has been for it to be moved to the Tannery, another for it to be moved to the Bus Barn location if part of the overall plan included relocating ALL Bus Barn functions. Transportation could go to the former Libby Chevrolet! Anyway, recently, folks like Will Gartley, the architects, and Stuart have said that is impossible. However, Keith just sent me this link. <https://www.wolfhousebuildingmovers.com/services/house-building-moving/historic-building-moving/>

This is a option to consider as well. If it was moved, I would imagine our only concern would be timing and a plan worked out for all other functions. We would be far less concerned with use if the entrance was on Lions Lane.

Sent from my iPhone

Betsy Saltonstall <betsy.saltonstall@gmail.com>

Fri, Jul 14, 2017 at 9:05 AM

To: Maria Libby <maria.libby@fivetowns.net>

Cc: sad.board@fivetowns.net

Hi Maria,

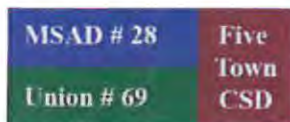
Very interesting idea. Is it worthwhile to get an estimate? Demolishing the bus barn and moving MET to that site would solve a number of issues, though there are still renovation costs.

Would the RES or Tannery sites be viable for a bus barn, rather than buying more property?

Just wondering...

Betsy

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

MET reuse proposal

7 messages

stuart &marianne smith <stuartmarianne@yahoo.com>

Fri, Jul 14, 2017 at 5:59 AM

Reply-To: stuart &marianne smith <stuartmarianne@yahoo.com>

To: Maria Libby <maria.libby@fivetowns.net>

Cc: Tyler Smith <tyler@bayviewmanagement.net>, Elizabeth Noble <enoble@gmail.com>, Stuart &marianne Smith <stuartmarianne@yahoo.com>, William Gartley <wgartley@gartleydorsky.com>

Good morning Maria,

Thank you for the meeting last night. Realize it is frustrating to you and to the BOD to revisit this issue, but I can not emphasize enough how important this open discussion is to the success of the new school project and to maintaining credibility and support from the community. Believe me I have sat through many school board meetings where issues that we thought were well publicized and that we as board members thought were settled only to have a group reappear to rehash the issue again.

In this case you are looking at a decision on a major asset that should be given all consideration (further consideration) to preserve and reuse. You should stick with the original 2015 site plan which allows this to happen. The costs involved to the district are insignificant as a portion of the total project budget and if taken out of the bid process for the new building and site work may actually produce a savings to the project.

Removing the demolition from the planning process and bid process will have virtually no impact on the budget, the site plan or the final timeline. The architects vision that a contractor would use the demo from MET onsite is ridiculous, it will all go into a landfill after the school is built at a cost as it is much too expensive to sort through and separate good demo from bad. There will be too much material from the entire facility demolition and it will happen at a time much too late to use onsite. You can not keep using the facility and build a new one at the same time and expect to bury the material onsite.

With regards to the idea of saving some portion like the front entrance of the MET building the board is getting very poor advice from the architect and I question if they have really given any thought or have any experience in costing out that scope of work. Believe me as nice as that sounds it will be a significant cost to reuse the front entrance facade, probably upward of \$500,000. They obviously have done no work on this at all.

The board really needs to get a active building committee with a fulltime project manager (not a owners representative) to oversee the project if this project is going to be successful both financially, on time and as a well designed facility. You can not rely on the architect for this. The school board needs and you need other eyes and input on the project and design than school board members with no building experience relying only on the architects for their input and estimating. Architects are terrible cost estimators.

On a more positive note (I think) I am going to look into some of the possibilities for preserving and renovating the MET building and would like to discuss possible space needs that you envision needing for SAD 28 and CSD and any other "out of the box" thoughts you have for reusing the building.

If you have time today in your schedule could you please give me a call and I will come right up to meet with you. 15 minutes.

I am sorry that I do not have Matt's email address so could you please forward this on to him and to the entire school board. Thanks to all of you for having the meeting last night and hopefully there can be a positive outcome to the open discussions.

Much appreciated,
Stu Smith
[207-593-6261](tel:207-593-6261)

Maria Libby <maria.libby@fivetowns.net>
To: sad.board@fivetowns.net

Fri, Jul 14, 2017 at 7:02 AM

FYI. Stuart asked me to share with you.

Sent from my iPhone

Begin forwarded message:

From: stuart &marianne smith <stuartmarianne@yahoo.com>
Date: July 14, 2017 at 5:59:54 AM EDT
To: Maria Libby <maria.libby@fivetowns.net>
Cc: Tyler Smith <tyler@bayviewmanagement.net>, Elizabeth Noble <enoble@gmail.com>, Stuart &marianne Smith <stuartmarianne@yahoo.com>, William Gartley <wgartley@gartleydorsky.com>
Subject: MET reuse proposal
Reply-To: stuart &marianne smith <stuartmarianne@yahoo.com>

[Quoted text hidden]

Matt Dailey <matt.dailey@fivetowns.net>
To: Maria Libby <maria.libby@fivetowns.net>
Cc: SAD Board <sad.board@fivetowns.net>

Fri, Jul 14, 2017 at 7:19 AM

Hi Maria,

I think that it would be a terrible idea to revert to the 2015 site plan. If Stuart thinks that we need to get various oversight entities in place to control costs, then he should also not be suggesting unilateral changes to the plan that have an unknown cost and time impact on the project.

Thanks

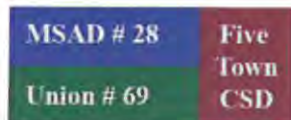
Matt

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>
To: Matt Dailey <matt.dailey@fivetowns.net>

Fri, Jul 14, 2017 at 8:41 AM

Agreed. I don't think there is any reason for us to revert to the 2015 site plan.



Maria Libby <maria.libby@fivetowns.net>

Moving the MET

3 messages

Maria Libby <maria.libby@fivetowns.net>

Fri, Jul 14, 2017 at 7:19 AM

To: sad.board@fivetowns.net

Hi,
Another thing we had discussed over the past year was moving the MET building. That actually resolves so many problems for us. One idea has been for it to be moved to the Tannery, another for it to be moved to the Bus Barn location if part of the overall plan included relocating ALL Bus Barn functions. Transportation could go to the former Libby Chevrolet! Anyway, recently, folks like Will Gartley, the architects, and Stuart have said that is impossible. However, Keith just sent me this link. <https://www.wolfhousebuildingmovers.com/services/house-building-moving/historic-building-moving/>

This is a option to consider as well. If it was moved, I would imagine our only concern would be timing and a plan worked out for all other functions. We would be far less concerned with use if the entrance was on Lions Lane.

Sent from my iPhone

Betsy Saltonstall <betsy.saltonstall@gmail.com>

Fri, Jul 14, 2017 at 9:05 AM

To: Maria Libby <maria.libby@fivetowns.net>

Cc: sad.board@fivetowns.net

Hi Maria,
Very interesting idea. Is it worthwhile to get an estimate? Demolishing the bus barn and moving MET to that site would solve a number of issues, though there are still renovation costs.
Would the RES or Tannery sites be viable for a bus barn, rather than buying more property?
Just wondering...

Betsy

[Quoted text hidden]

Betsy Saltonstall <betsy.saltonstall@gmail.com>

Wed, Sep 6, 2017 at 9:19 AM

To: Maria Libby <maria.libby@fivetowns.net>

Begin forwarded message:

From: Betsy Saltonstall <betsy.saltonstall@gmail.com>**Subject:** Re: Moving the MET**Date:** July 14, 2017 at 9:05:19 AM EDT**To:** Maria Libby <maria.libby@fivetowns.net>**Cc:** sad.board@fivetowns.net

[Quoted text hidden]

I am also quite wary of Tyler being on the bldg committee as I am beginning to think there is a conflict of interest there, among other concerns.

Sent from my iPhone

[Quoted text hidden]

Matt Dailey <matt.dailey@fivetowns.net>
To: Maria Libby <maria.libby@fivetowns.net>

Fri, Jul 14, 2017 at 10:45 AM

Hi Maria,

My recollection is that Tyler was not selected for the new building committee. If not, we should seriously consider replacing him.

Thanks

Matt

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>
To: Matt Dailey <matt.dailey@fivetowns.net>

Fri, Jul 14, 2017 at 11:51 AM

Will and I had been thinking it might be better to keep him close but I'm not sure.

Also just spoke to Scott Brown, DOE construction guy. He said we do not want a project manager and we don't need someone full time. He said he'd be happy to talk to you and me and others at DOE (conference call) to help better understand the situation. Let me know if that would be helpful to you in the next two weeks. Stuart and Tyler will put a lot of pressure on us and will continue to doubt Oakpoint (and us) so it may be helpful for us to have info from other experts to back our decisions.

Sent from my iPhone

[Quoted text hidden]

Matt Dailey <matt.dailey@fivetowns.net>
To: Maria Libby <maria.libby@fivetowns.net>

Sat, Jul 15, 2017 at 10:10 AM

Hi Maria,

My initial concern with including Tyler on the new building committee is that he does not seem to be able to do one of the key things that we need him to do which is to keep his dad and others in that circle up to date about the project. We could have had a conversation about the MET with Stuart last October if Tyler had given his dad an update on the project at any time. Ellis Cohn failed to do that with CEDAC and he did not get asked back. There are lots of people we can recruit that will show up at all the meetings and have an opinion if that is all we want them to do.

Now I am concerned that the new school will not be Tyler's top priority if he is on the new building committee. It would be disappointing if the committee spends any real time talking about the disposition of MET. I am OK with keeping him on the committee because he would be one of many. If Stuart is the principle behind a credible proposal for the MET building, then Tyler will have to be replaced on the committee because he would then have a conflict of interest.

I believe that we have the example of the CRES construction to use as a model for the middle school project. That was a school construction project that occurred on a site while school was in session and I do not think that project had a project manager. Talking to Scott is a good idea because that conversation has some intrinsic value in itself. I would be interested to know what he thinks of our particular situation and how our project would progress if it was state funded. I have a feeling that no amount of evidence is going to dissuade Stuart from doing whatever he wants. Please schedule a call with the DOE people at your convenience. I will be out of town the week of July 31 to August 4.

I find Stuart's undermining of Oak Point curious. Oak Point does have a good track record building schools and other municipal buildings. If their work was crappy in terms of estimating costs, then it would be right out in public for anyone to see. Stuart is right that we should be vigilant about the project but declaring Oak Point's work as completely suspect only seems to serve the idea that he knows better.

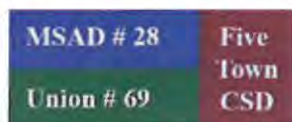
Thanks

9/5/2017

Five Towns School Districts Mail - MET reuse proposal

Matt

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

MET/School Board Meeting

1 message

kim@lobsterstogo.com <kim@lobsterstogo.com>

Fri, Jul 14, 2017 at 9:28 AM

To: maria.libby@fivetowns.net

Dear Maria and the SAD 28 School Board,

First and foremost, let me thank you for all the work you have done over the last several years to come up with a plan for a new middle school. It is much needed and I am thrilled that the bond passed.

I also want to thank you for your time last night at the meeting. I certainly understand your frustration regarding the MET building. It does seem like a last minute, last ditch effort. Understand however, that not all people understand the process and legalities and issues that need to be dealt with. What many of us see is this old and treasured building, that once it is gone, it is gone.

I do believe the compromise last night of giving a deadline of Oct 1 for a concrete, financially viable, and low neighborhood impact use of the building that is conducive to a school campus is reasonable and fair. I do hope that someone can come forward with the cash and the vision to make that happen. If not, then sadly, the original plans will have to move forward. Everyone can walk away and feel like they have done all they can to save this building.

Thank you again!

Sincerely,

Kimberlee S. Graffam



This email has been checked for viruses by Avast antivirus software.

www.avast.com

MSAD # 28

Five

Union # 69

Town

CSD

Maria Libby <maria.libby@fivetowns.net>

MET

1 message

William Gartley <WGartley@gartleydorsky.com>

Fri, Jul 14, 2017 at 2:21 PM

To: Tyler Barter <tbarter@oakpoint.com>

Cc: "Maria Libby (maria.libby@fivetowns.net)" <maria.libby@fivetowns.net>

Good Afternoon Tyler,

Would you send me an electronic copy of the existing floor plans of the MET. I just got off the phone with Maria and we feel that we need to make these available to the group that is working on a proposal.

Thanks Will

William B. Gartley, P.E.

President

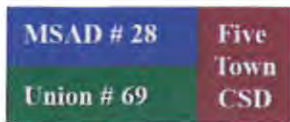


Gartley & Dorsky Engineering & Surveying

59 Union Street Unit 1, P.O. Box 1031, Camden, Maine 04843

P: (207) 236-4365 | F: (207) 236-3055 | C: (207) 596-4656

www.gartleydorsky.com



Maria Libby <maria.libby@fivetowns.net>

Historic tax credits for Camden Mary Taylor School building renovation

2 messages

stuart &marianne smith <stuartmarianne@yahoo.com>

Fri, Jul 14, 2017 at 4:56 AM

Reply-To: stuart &marianne smith <stuartmarianne@yahoo.com>

To: Bill Stockmeyer <billstockmeyer@dwmlaw.com>

Cc: Gary Vogel <gvogel@dwmlaw.com>, Maria Libby <maria.libby@fivetowns.net>, Elizabeth Noble <enoble@hjsoffice.com>, Tyler Smith <tyler@bayviewmanagement.net>, Stuart &marianne Smith <stuartmarianne@yahoo.com>, Eric Kangas <ekangas@kangascpas.com>, Rob Gregory <robg@robgregory.com>

Good morning Bill,

Thank you for your presentation last evening at the SAD 28 BOD meeting on reuse & renovation for the Mary E Taylor building in Camden.

You mentioned one of your partners as being an expert in the Federal and State Historic tax credit use for restoring buildings and I presume that you are referring to Gary Vogel.

I am interested in looking into this project further and want to know if you or Maria Libby and the SAD 28 school board have a conflict of interest issue with me talking with Gary about how a MET building renovation might benefit from the use of the historical tax credits.

If you could discuss this with Maria this morning and get back to me today I would appreciate it as we are working on a tight timeline as you know. Please feel free to call me if you want to discuss.

Thank you,
Stuart Smith[207-593-6261](tel:207-593-6261) cell phone**E. William Stockmeyer** <billstockmeyer@dwmlaw.com>

Fri, Jul 14, 2017 at 4:24 PM

To: Maria Libby <maria.libby@fivetowns.net>

See below.

Be aware he is incorrect, as far as I know. LA is a private 70/30 academy, not a unit of local government.

Private schools can secure foreign students with an F-1 visa, which can be extended throughout high school, while public schools cannot, and may enroll High school students under an F visa, but only for one year. With a handicap like this, public school have had remarkably poor success in marketing to foreign students. There is also a significant legal question whether educating foreign students is a valid public purpose for a local public school.

Bill

From: E. William Stockmeyer
Sent: Friday, July 14, 2017 4:22 PM
To: 'Stuart Smith'
Subject: RE: Historic tax credits for Camden Mary Taylor School building renovation

Hi, Stuart,

No, we have not represented LA.

Sincerely,

Bill

E. William Stockmeyer

Attorney

207.253.0585 Direct

billstockmeyer@dwmlaw.com

84 Marginal Way, Suite 600, Portland, ME 04101-2480

800.727.1941 | 207.772.3627 Fax | dwmlaw.com

DrummondWoodsum
ATTORNEYS AT LAW

The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Unintended transmission shall not constitute waiver of any privilege, including, without limitation, the attorney-client privilege if applicable. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the e-mail and any attachments from any computer.

From: Stuart Smith [<mailto:stuartmarianne@yahoo.com>]
Sent: Friday, July 14, 2017 11:52 AM
To: E. William Stockmeyer
Subject: Re: Historic tax credits for Camden Mary Taylor School building renovation

Have you done any work with Lincoln Academy?

Wonder about the dorm they constructed to house foreign tuition students

Think that has been very successful & might pass muster as compatible use that would significantly benefit the district at the high school level

Could be done as private investment

Stu

Sent from my iPhone

On Jul 14, 2017, at 11:31 AM, E. William Stockmeyer <billstockmeyer@dwmlaw.com> wrote:

Hi, Stuart.

Chris McLoon, formerly with Verrill & Dana, is the attorney I spoke with. Our tax attorneys support our transactional lawyers, including Gary. I will get back to you shortly on your conflict question.

Thanks,

Bill

E. William Stockmeyer

Attorney

207.253.0585 Direct

billstockmeyer@dwmlaw.com

84 Marginal Way, Suite 600, Portland, ME 04101-2480

800.727.1941 | 207.772.3627 Fax | dwmlaw.com

<image001.jpg>

The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Unintended transmission shall not constitute waiver of any privilege, including, without limitation, the attorney-client privilege if applicable. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the e-mail and any attachments from any computer.

From: stuart &marianne smith [<mailto:stuartmarianne@yahoo.com>]

Sent: Friday, July 14, 2017 4:56 AM

To: E. William Stockmeyer

Cc: Gary D. Vogel; Maria Libby; Elizabeth Noble; Tyler Smith; Stuart &marianne Smith; Eric Kangas; Rob Gregory

Subject: Historic tax credits for Camden Mary Taylor School building renovation

[Quoted text hidden]

9/5/2017

Five Towns School Districts Mail - Historic tax credits for Camden Mary Taylor School building renovation

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

MSAD # 28

Five

Union # 69

Town

CSD

Maria Libby <maria.libby@fivetowns.net>

[CSD Board] MET building

2 messages

Sarah Skovran <sarah@skovran.com>

Fri, Jul 14, 2017 at 7:08 PM

To: csdpass@fivetowns.net

Hello,

I am a Camden resident and CRMS parent. Full disclosure: I am not a registered voter, as I am not a US citizen.

I was at the special meeting last evening, Thursday July 13, regarding the future of the MET building. I did not speak up then, because goodness knows the meeting didn't need to be any longer.

I just wanted to add my voice to those who are not represented by those at the meeting who presumed to speak for "the community". There are a lot of us who are in favor of proceeding with the new school as it was laid out in the bond measure that people voted on and passed.

Thanks for your time,
Sarah Skovran

--

You received this message because you are subscribed to the Google Groups "CSD Board" group.

Visit this group at <https://groups.google.com/a/fivetowns.net/group/csd.board/>.

Tina Swanson <tina.swanson@fivetowns.net>

Mon, Jul 17, 2017 at 9:20 AM

To: SAD Board <sad.board@fivetowns.net>

[Quoted text hidden]

--

Tina Richey Swanson

*Executive Assistant to the Superintendent
and School Boards*


Five Town CSD/MSAD #28

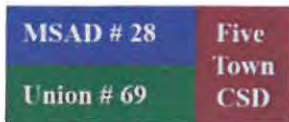
7 Lions Lane

Camden, ME 04843

tina.swanson@fivetowns.net

207-236-3358 ext. 4318

 Sent with Mailtrack



Maria Libby <maria.libby@fivetowns.net>

This can wait until next week

3 messages

E. William Stockmeyer <billstockmeyer@dwmlaw.com>
To: Maria Libby <maria.libby@fivetowns.net>

Fri, Jul 14, 2017 at 12:00 PM

Hi, Maria,

See email chain below, but only FYI. Nothing to worry about here, though.

We sometimes get conflict waivers where on one side we are only giving tax credit advice, but I thought it best in this case to just refer him to other counsel. If he calls us, we will discuss with him, but only in our capacity as lawyers for MSAD 28, not as his lawyer. This applies to anyone here.

If he retains other counsel, we would speak with his lawyer, and the same would apply.

Enjoy your long weekend!

Bill

E. William Stockmeyer

Attorney

207.253.0585 Direct

billstockmeyer@dwmlaw.com

84 Marginal Way, Suite 600, Portland, ME 04101-2480

800.727.1941 | 207.772.3627 Fax | dwmlaw.com

DrummondWoodsum
ATTORNEYS AT LAW

The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged

material. Unintended transmission shall not constitute waiver of any privilege, including, without limitation, the attorney-client privilege if applicable. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the e-mail and any attachments from any computer.

From: E. William Stockmeyer
Sent: Friday, July 14, 2017 11:56 AM
To: 'Stuart Smith'
Subject: RE: Historic tax credits for Camden Mary Taylor School building renovation

Hi, Stuart,

Gary is on vacation, but I did reach him.

Our sense of it is that this could become a conflict of interest if we were to represent you on the tax credit questions you have, so perhaps we should limit our representation to the district, and speak to you (or your attorney) only in that capacity.

If you need counsel, Gary suggested any of the following:

- Cito Selinger at Curtis Thaxter
- Mike Sheehan at Preti Flaherti
- Rick Spencer and Casey McCormack at Jensen Baird.

We are happy to speak with you in our capacity as lawyers for MSAD 28, or if you decide to retain legal counsel, with whomever you direct us to.

Thanks,

Bill

E. William Stockmeyer

Attorney

207.253.0585 Direct

billstockmeyer@dwmlaw.com

84 Marginal Way, Suite 600, Portland, ME 04101-2480

800.727.1941 | 207.772.3627 Fax | dwmlaw.com



The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Unintended transmission shall not constitute waiver of any privilege, including, without limitation, the attorney-client privilege if applicable. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the e-mail and any attachments from any computer.

From: Stuart Smith [<mailto:stuartmarianne@yahoo.com>]
Sent: Friday, July 14, 2017 11:47 AM
To: E. William Stockmeyer
Subject: Re: Historic tax credits for Camden Mary Taylor School building renovation

Thanks for getting back to me

Will wait to hear from you before proceeding

Stu

Sent from my iPhone

On Jul 14, 2017, at 11:31 AM, E. William Stockmeyer <billstockmeyer@dwmlaw.com> wrote:

Hi, Stuart.

Chris McLoon, formerly with Verrill & Dana, is the attorney I spoke with. Our tax attorneys support our transactional lawyers, including Gary. I will get back to you shortly on your conflict question.

Thanks,

Bill

E. William Stockmeyer

Attorney

207.253.0585 Direct

billstockmeyer@dwmlaw.com

84 Marginal Way, Suite 600, Portland, ME 04101-2480

800 727 1941 | 207 772 3627 Fax | dwmlaw.com

<image001.jpg>

The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Unintended transmission shall not constitute waiver of any privilege, including, without limitation, the attorney-client privilege if applicable. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the e-mail and any attachments from any computer.

From: stuart &marianne smith [<mailto:stuartmarianne@yahoo.com>]
Sent: Friday, July 14, 2017 4:56 AM
To: E. William Stockmeyer
Cc: Gary D. Vogel; Maria Libby; Elizabeth Noble; Tyler Smith; Stuart &marianne Smith; Eric Kangas; Rob Gregory
Subject: Historic tax credits for Camden Mary Taylor School building renovation

Good morning Bill,

Thank you for your presentation last evening at the SAD 28 BOD meeting on reuse & renovation for the Mary E Taylor building in Camden.

You mentioned one of your partners as being an expert in the Federal and State Historic tax credit use for restoring buildings and I presume that you are referring to Gary Vogel.

I am interested in looking into this project further and want to know if you or Maria Libby and the SAD 28 school board have a conflict of interest issue with me talking with Gary about how a MET building renovation might benefit from the use of the historical tax credits.

If you could discuss this with Maria this morning and get back to me today I would appreciate it as we are working on a tight timeline as you know. Please feel free to call me if you want to discuss.

Thank you,

Stuart Smith

[207-593-6261](tel:207-593-6261) cell phone

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Maria Libby <maria.libby@fivetowns.net>
To: "E. William Stockmeyer" <billstockmeyer@dwmlaw.com>

Fri, Jul 14, 2017 at 12:37 PM

Hi Bill,
Who pays for your time if Stuart calls you to discuss something and you are representing us?

Thanks,
Maria

Sent from my iPhone

On Jul 14, 2017, at 12:00 PM, E. William Stockmeyer <billstockmeyer@dwmlaw.com> wrote:

Hi, Maria,

See email chain below, but only FYI. Nothing to worry about here, though.

We sometimes get conflict waivers where on one side we are only giving tax credit advice, but I thought it best in this case to just refer him to other counsel. If he calls us, we will discuss with him, but only in our capacity as lawyers for MSAD 28, not as his lawyer. This applies to anyone here.

If he retains other counsel, we would speak with his lawyer, and the same would apply.

Enjoy your long weekend!

Bill

E. William Stockmeyer

Attorney

207.253.0585 Direct

billstockmeyer@dwmlaw.com

84 Marginal Way, Suite 600, Portland, ME 04101-2480

800.727.1941 | 207.772.3627 Fax | dwmlaw.com

<image001.jpg>

The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Unintended transmission shall not constitute waiver of any privilege, including, without limitation, the attorney-client privilege if applicable. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the e-mail and any attachments from any computer.

From: E. William Stockmeyer
Sent: Friday, July 14, 2017 11:56 AM
To: 'Stuart Smith'
Subject: RE: Historic tax credits for Camden Mary Taylor School building renovation

Hi, Stuart,

Gary is on vacation, but I did reach him.

Our sense of it is that this could become a conflict of interest if we were to represent you on the tax credit questions you have, so perhaps we should limit our representation to the district, and speak to you (or your attorney) only in that capacity.

If you need counsel, Gary suggested any of the following:

- Cito Selinger at Curtis Thaxter
- Mike Sheehan at Preti Flaherti
- Rick Spencer and Casey McCormack at Jensen Baird.

We are happy to speak with you in our capacity as lawyers for MSAD 28, or if you decide to retain legal counsel, with whomever you direct us to.

Thanks,

Bill

E. William Stockmeyer

Attorney

207.253.0585 Direct

billstockmeyer@dwmlaw.com

84 Marginal Way, Suite 600, Portland, ME 04101-2480

800.727.1941 | 207.772.3627 Fax | dwmlaw.com

<image001.jpg>

[Quoted text hidden]

E. William Stockmeyer <billstockmeyer@dwmlaw.com>
To: Maria Libby <maria.libby@fivetowns.net>

Fri, Jul 14, 2017 at 3:41 PM

You do. If you don't want us to talk to him, though, we won't. Let's discuss next week.

Bill

E. William Stockmeyer

Attorney

207.253.0585 Direct

billstockmeyer@dwmlaw.com

84 Marginal Way, Suite 600, Portland, ME 04101-2480

800.727.1941 | 207.772.3627 Fax | dwmlaw.com

DrummondWoodsum
ATTORNEYS AT LAW

The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Unintended transmission shall not constitute waiver of any privilege, including, without limitation, the attorney-client privilege if applicable. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the e-mail and any attachments from any computer.

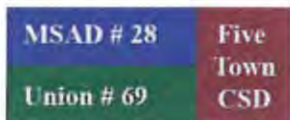
From: Maria Libby [mailto:maria.libby@fivetowns.net]

Sent: Friday, July 14, 2017 12:38 PM

To: E. William Stockmeyer

Subject: Re: This can wait until next week

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

checking and clarifying

3 messages

lynda Clancy <lyndaclancy@penbaypilot.com>

Fri, Jul 14, 2017 at 1:32 PM

To: Maria Libby <maria.libby@fivetowns.net>, Matt.Dailey@fivetowns.net

Hi Maria and Matt:

I just want to make sure I understand where the School Board wound up in its decision-making last night, July 13.

Is this correct:

The board is willing to hear ideas on future uses of MET, providing those uses meet key criteria of the district; i.e., 12,000 feet would be apportioned to administrative offices and possibly Zenith. And that the cost of renovating the building is not a project initiated, nor borne, by the school district.

The deadline for ideas is Oct. 1.

Are you issuing any other criteria or guidelines?

Also: I understand from Tina that no votes were taken following your ex. session.

Can you tell me what the purpose of that session was about (Matt, I think you mentioned it was necessary to discuss the bond), and how long it lasted?

Thank you!

-- Lynda

Lynda Clancy
Editorial Director
Penobscot Bay Pilot
P.O. Box 886
Camden, ME 04856

[207-706-6657](tel:207-706-6657)

www.penbaypilot.com
<https://www.facebook.com/penbaypilot>

Matt Dailey <matt.dailey@fivetowns.net>

Sat, Jul 15, 2017 at 10:12 AM

To: maria.libby@fivetowns.net

Hi Maria,

Did you respond to this? I have not had the time and I want to make sure that we do not send conflicting messages.

Thanks

Matt

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>

Sat, Jul 15, 2017 at 11:03 AM

To: lynda Clancy <lyndaclancy@penbaypilot.com>, Matt Dailey <matt.dailey@fivetowns.net>

https://mail.google.com/mail/u/0/?ui=2&ik=cb6ff33092&jsver=EfWGX3tyASk.en.&view=pt&as_from=maria.libby%40fivetowns.net&as_has=%22MET%22&as_siz... 1/2

Bcc: tina.swanson@fivetowns.net

Hi Lynda,

Matt is going to publish a summary statement for parties interested in pursuing ideas for MET early next week. I will make sure you get that.

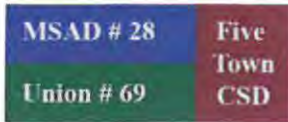
We were in executive session for about 30 minutes. Exact times will be on the meeting minutes. I don't have the statutory code handy, but we went in to consult legal counsel regarding legal rights/issues with middle school project and the upcoming bond.

Thanks,

Maria

Sent from my iPhone

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

PUBLIC STATEMENT DRAFT

1 message

E. William Stockmeyer <billstockmeyer@dwmlaw.com>

Tue, Jul 18, 2017 at 2:38 PM

To: Maria Libby <maria.libby@fivetowns.net>

Hi, Maria,

Here is a starting point. Happy to discuss, and we of course want Oakpoint to review.

I added the paragraph on voter petition to make the point that there is a process for reconsideration that has come and gone, which goes to the fairness of the board's position. It can be deleted if too lengthy.

Regards,

Bill

E. William Stockmeyer

Attorney

[207.253.0585](tel:207.253.0585) Direct

billstockmeyer@dwmlaw.com

84 Marginal Way, Suite 600, Portland, ME 04101-2480

[800.727.1941](tel:800.727.1941) | [207.772.3627](tel:207.772.3627) Fax | dwmlaw.com

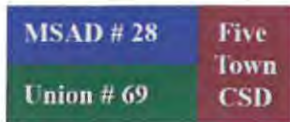
DrummondWoodsum
ATTORNEYS AT LAW

The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Unintended transmission shall not constitute waiver of any privilege, including, without limitation, the attorney-client privilege if applicable. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the e-mail and any attachments from any computer.



PUBLIC STATEMENT.DOCX

21K



Maria Libby <maria.libby@fivetowns.net>

Hi Maria, From Marc Ratner - got some time to talk

4 messages

Marcrescue@aol.com <Marcrescue@aol.com>

Tue, Jul 18, 2017 at 3:45 PM

To: maria.libby@fivetowns.net

Hi Maria,

Got a minute to chat some time this week?

Lots of things coming my way about the MET / Middle School situation and I wanted to bring you up to date.

Marc

Maria Libby <maria.libby@fivetowns.net>

Tue, Jul 18, 2017 at 5:08 PM

To: marcrescue <Marcrescue@aol.com>

Hi Marc,

My board really doesn't want MET to take any of my time - can it be pretty quick? 10:00 Thursday at Zoot?

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

marcrescue <marcrescue@aol.com>

Tue, Jul 18, 2017 at 5:13 PM

To: Maria Libby <maria.libby@fivetowns.net>

10 am at Zoot it is...and a big part of what I want to talk about is about the new middle school - NOT - the MET.

See you there.

M

Sent from my thumb device

From: Maria Libby
Sent: Tuesday, July 18, 2017 17:09
To: marcrescue
Subject: Re: Hi Maria, From Marc Ratner - got some time to talk

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>

Tue, Jul 18, 2017 at 6:08 PM

To: marcrescue <marcrescue@aol.com>

Sounds good. See you Thursday.

Maria Libby

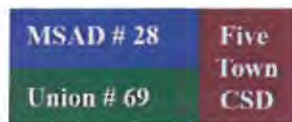
9/5/2017

Five Towns School Districts Mail - Hi Maria, From Marc Ratner - got some time to talk

Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

Video of School Board meeting July 13, 2017

3 messages

Geoffrey Parker <geoffreyparker@me.com>

Tue, Jul 18, 2017 at 5:02 PM

To: Matt Dailey <Matt.Dailey@fivetowns.net>, Maria Libby <Maria_Libby@fivetowns.net>, Marci Cassas <Rockport@thestudyhall.com>, Lynda Clancy <LyndaClancy@penbaypilot.com>, Stephen Betts <news@villagesoup.com>, Alison McKellar <alisonmckellar@gmail.com>

Here is the edited (for two cameras) School Board meeting from last week. Feel free to link or use embed code. Please give credit.

Geoff

[School Board July 13 2017 on Vimeo](#)

Geoffrey C. Parker
Executive Producer
Chromuniqué Audio Visual
(mail) P.O. Box 7
(UPS/FedEx) 40 School St.
Rockport, ME 04856-0007
Ph: (207) 236-3637
Cell: (207) 691-3637

Maria Libby <maria.libby@fivetowns.net>

Tue, Jul 18, 2017 at 5:09 PM

To: Geoffrey Parker <geoffreyparker@me.com>

Thanks Geoff.

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

Matt Dailey <matt.dailey@fivetowns.net>

Tue, Jul 18, 2017 at 9:00 PM

To: SAD Board <sad.board@fivetowns.net>

Hi,

Please see below for the video of our Thursday discussion of the MET building.

Thanks

Matt

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

CRMS-Draft contract

11 messages

Tyler Barter <tbarter@oakpoint.com>
To: Maria Libby <maria.libby@fivetowns.net>
Cc: Robert Tillotson <rtillotson@oakpoint.com>

Tue, Jul 18, 2017 at 2:30 PM

Good afternoon Maria,

Attached please find the draft contract for the Camden Rockport Middle School project. There are four attachments to this email, here is a summary of each:

- CRMS Design Through Construction Administration Contract: This is the full construction contract. As requested, we have utilized the DOE/BGS standard contract for State Funded Public School projects. I have dated the contract and attachments July 20. It is my understanding that Bill Stockmeyer will be adding language to deal with the references to both the Department of Education and Bureau of General Services contained within the contract.
- Attachment A: This is the current project budget and associated backup. We have updated our subconsultant numbers for the survey, geotechnical, and environmental design/permitting. Please let me know if there are any questions regarding this backup.
- Attachment B: This contains our current Professional Rate Schedule.
- AIA Article 4: This is the additional language that we would like to add to Article 11-Insurance Requirements (or another section that Bill feels would be appropriate).
- I have requested copies of our insurance certificates to attach to the final contract. I should have those in the next day or so.

Once you have had a chance to review and comment, I will print the final copies and distribute them for signature. As always, please feel free to call with any questions.

Tyler

TYLER G. BARTER | Senior Architect, AIA, LEED AP BD+C

TEL 207.283.0193 | FAX 207.283.4283

www.oakpoint.com | tbarter@oakpoint.com







OAK POINT
ASSOCIATES

architecture
engineering
planning



Please consider the environment before printing this email.

4 attachments

-  **CRMS Design Through Construction Administration Contract.docx**
65K
-  **Attachment B.PDF**
92K
-  **AIA Article 4.pdf**
645K
-  **Attachment A.PDF**
124K

Maria Libby <maria.libby@fivetowns.net>
To: Keith Rose <keith.rose@fivetowns.net>

Tue, Jul 18, 2017 at 6:12 PM

Hi Keith,
I am going to review these tonight and tomorrow. Thought you might also want to take a look before I send them to Bill Stockmeyer to review.





Thanks,
Maria

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

4 attachments

-  **CRMS Design Through Construction Administration Contract.docx**
65K
-  **Attachment B.PDF**
92K
-  **AIA Article 4.pdf**
645K
-  **Attachment A.PDF**
124K

Keith Rose <keith.rose@fivetowns.net>
To: Maria Libby <maria.libby@fivetowns.net>

Wed, Jul 19, 2017 at 2:48 PM

All looks pretty boiler plate AIA/BGS to me.

How did your meeting go with Mary Beth?

[Quoted text hidden]

--

Keith J. Rose
Director of Operations and Maintenance
Five Town CSD/MSAD 28
207-236-7800 ext. 3265
Fax: 207-236-7810
Cell: 207-691-3041

CONFIDENTIALITY NOTICE: This electronic message transmission contains information which may be confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please notify me by telephone (207-236-3358) or by electronic mail. Thank you for your cooperation.

Maria Libby <maria.libby@fivetowns.net>
To: Keith Rose <keith.rose@fivetowns.net>

Wed, Jul 19, 2017 at 3:25 PM

Good. She will be looking for our ad.

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>
To: "E. William Stockmeyer" <billstockmeyer@dwmlaw.com>

Wed, Jul 19, 2017 at 10:13 PM

Hi Bill,
I have reviewed this, as has Keith (Facilities Manager) and we think it looks good. Please review and provide any recommended changes. Tyler suggested you had a statement that you use that negates all the references to DOE for locally funded projects. That would be necessary here.

Also, does our board need to approve this contract or can I simply do that and inform the board?

Thanks,
Maria

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>





When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

----- Forwarded message -----

From: **Tyler Barter** <tbarter@oakpoint.com>
Date: Tue, Jul 18, 2017 at 2:30 PM
Subject: CRMS-Draft contract
To: Maria Libby <maria.libby@fivetowns.net>
Cc: Robert Tillotson <rtillotson@oakpoint.com>

[Quoted text hidden]

4 attachments

-  **CRMS Design Through Construction Administration Contract.docx**
65K
-  **Attachment B.PDF**
92K
-  **AIA Article 4.pdf**
645K
-  **Attachment A.PDF**
124K

Maria Libby <maria.libby@fivetowns.net>
To: "E. William Stockmeyer" <billstockmeyer@dwmlaw.com>

Tue, Aug 1, 2017 at 10:21 PM

Hi Bill,

I don't know if you have had a chance to look over this contract yet. A friend of the project put me in touch with Dana Strout who was interested in helping out as an interested resident. I didn't know that he was a construction lawyer before I met with him, but he took a look at our contract and shared it with a friend of his in the industry in Colorado and they both had feedback for me. I would like to discuss their feedback with you. It is somewhat of an awkward situation that I now find myself in with regard to legal advice on the contract since I had initially sent it to you. At this juncture, I am looking to try to finalize it because OakPoint is anxious to get it signed.





Thanks,
Maria

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

4 attachments

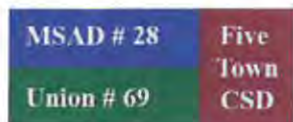
-  **CRMS Design Through Construction Administration Contract.docx**
65K
-  **Attachment B.PDF**
92K
-  **AIA Article 4.pdf**
645K
-  **Attachment A.PDF**
124K

E. William Stockmeyer <billstockmeyer@dwmlaw.com>
To: Maria Libby <maria.libby@fivetowns.net>

Wed, Aug 2, 2017 at 12:40 PM

Hi, Maria,

It looks like I overlooked your earlier email, and I apologize for that.



Maria Libby <maria.libby@fivetowns.net>

(no subject)

6 messages

Stuart Smith <stuartmarianne@yahoo.com>

Wed, Jul 19, 2017 at 3:39 PM

To: Maria Libby <maria.libby@fivetowns.net>, "tyler@bayviewmanagement.net" <tyler@bayviewmanagement.net>

Maria

Do you have about 15 to 20 minutes to talk about a few ideas for MET?

I've also reached out to Matt to try and talk with him as well.

Thanks

Stu

Sent from my iPhone

Maria Libby <maria.libby@fivetowns.net>

Wed, Jul 19, 2017 at 5:41 PM

To: Stuart Smith <stuartmarianne@yahoo.com>

Cc: "tyler@bayviewmanagement.net" <tyler@bayviewmanagement.net>, Matt Dailey <matt.dailey@fivetowns.net>

Maybe you can connect with Matt and I at the same time? 2pm tomorrow would work for me.

Maria Libby

Superintendent

MSAD28/FiveTown CSD

7 Lions Lane

Camden, ME 04843

(207)236-3358 ext. 4302

<http://www.fivetowns.net/>*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

[Quoted text hidden]

Matt Dailey <matt.dailey@fivetowns.net>

Thu, Jul 20, 2017 at 6:57 AM

To: Maria Libby <maria.libby@fivetowns.net>

Hi Maria,

FYI, Stuart and I will be meeting at 16 Bayview this morning at 8. I will let you know how it goes.

Thanks

Matt

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>

Thu, Jul 20, 2017 at 7:16 AM

To: Matt Dailey <matt.dailey@fivetowns.net>

Will this mean I don't need to meet with him?

Sent from my iPhone

[Quoted text hidden]

Matt Dailey <matt.dailey@fivetowns.net>

Thu, Jul 20, 2017 at 7:36 AM

To: Maria Libby <maria.libby@fivetowns.net>

Hi Maria,

I have no idea. All things considered, I would be surprised if he still did not try to talk to you.

Thanks

Matt

[Quoted text hidden]

Matt Dailey <matt.dailey@fivetowns.net>
To: Maria Libby <maria.libby@fivetowns.net>

Thu, Jul 20, 2017 at 10:14 AM

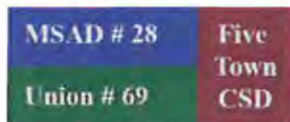
Hi Maria,

My talk with Stuart (Tyler was also there) was interesting. He has a credible idea that seems like a win/win for for the district and the building preservationists. Give me a call if you would like to hear about it.

Thanks

Matt

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

draft of statement

4 messages

Maria Libby <maria.libby@fivetowns.net>

Wed, Jul 19, 2017 at 10:44 PM

To: Tyler Barter <tbarter@oakpoint.com>, Marcia Dietrich <marcia.dietrich@fivetowns.net>, Matt Dailey <matt.dailey@fivetowns.net>

I have reviewed Marcia's edits and made my own. Please review the attached for any additional feedback. I think it would be great to get this out on Thursday if possible.

Thanks,
Maria

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

**PUBLIC STATEMENT - MET.docx**

21K

Matt Dailey <matt.dailey@fivetowns.net>

Wed, Jul 19, 2017 at 11:04 PM

To: Maria Libby <maria.libby@fivetowns.net>

Hi Maria,

I have read the statement and I cannot think of anything to add or change. I will read it again in the morning but at this point I think that it is suitable for publication.

Thanks

Matt

[Quoted text hidden]

Marcia Dietrich <marcia.dietrich@fivetowns.net>

Thu, Jul 20, 2017 at 7:35 AM

To: Maria Libby <maria.libby@fivetowns.net>

Cc: Tyler Barter <tbarter@oakpoint.com>, Matt Dailey <matt.dailey@fivetowns.net>

Maria, Did you intend to eliminate what was the forth paragraph and began with "Our legal counsel....."? While obviously written by an attorney it spelled out the legal requirements and procedures to pursue a different path with MET so I thought it was important.

On Wed, Jul 19, 2017 at 10:44 PM, Maria Libby <maria.libby@fivetowns.net> wrote:

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>

Thu, Jul 20, 2017 at 2:13 PM

To: Marcia Dietrich <marcia.dietrich@fivetowns.net>

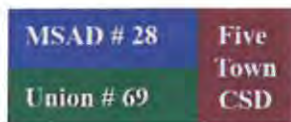
Cc: Tyler Barter <tbarter@oakpoint.com>, Matt Dailey <matt.dailey@fivetowns.net>

Yes, he had said that paragraph could be eliminated and I felt it only served to confuse things. I don't want to open another can of worms about petitioning the referendum results.....

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
 [\(207\)236-3358 ext. 4302](tel:(207)236-3358)
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

public statement

3 messages

Maria Libby <maria.libby@fivetowns.net>

Mon, Jul 24, 2017 at 11:26 PM

To: Tina Swanson <tina.swanson@fivetowns.net>

Please send this public statement to VS and PBP. Also, email Matt Smith and ask him to put it on the middle school website.

Thanks,
Maria

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

**PUBLIC STATEMENT - MET.docx**

21K

Tina Swanson <tina.swanson@fivetowns.net>

Tue, Jul 25, 2017 at 8:51 AM

To: Maria Libby <maria.libby@fivetowns.net>

Should I send it to the Board as well, or did you already?

Sent with Mailtrack

[Quoted text hidden]

--

Tina Richey Swanson*Executive Assistant to the Superintendent
and School Boards**Five Town CSD/MSAD #28**7 Lions Lane**Camden, ME 04843**tina.swanson@fivetowns.net**207-236-3358 ext. 4318*

Maria Libby <maria.libby@fivetowns.net>

Tue, Jul 25, 2017 at 1:21 PM

To: Tina Swanson <tina.swanson@fivetowns.net>

Please send to Board.

Sent from my iPhone

[Quoted text hidden]

MSAD # 28

Five

Union # 69

Town

CSD

Maria Libby <maria.libby@fivetowns.net>

urgent

3 messages

Maria Libby <maria.libby@fivetowns.net>

Mon, Jul 24, 2017 at 6:42 AM

To: Tyler Barter <tbarter@oakpoint.com>

Hi Tyler,

Can you read over the attached public statement about MET and make sure it is copacetic from your point of view. Also check the dates. Again, we would plan to move forward with the site plan exactly as last designed, so what would be the implications of we didn't make a decision until next spring. It would need to be a referendum vote. Can we wait on that or do we need to advance the timeline to October 1 with a February referendum?

Thanks,

Maria

Thanks

Maria Libby

Superintendent

MSAD28/FiveTown CSD

7 Lions Lane

Camden, ME 04843

(207)236-3358 ext. 4302

<http://www.fivetowns.net/>*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.***PUBLIC STATEMENT - MET.docx**

21K

Maria Libby <maria.libby@fivetowns.net>

Mon, Jul 24, 2017 at 6:49 AM

To: Rob Tillotson <rtillotson@oakpoint.com>

Hi Rob,

I sent this to Tyler but he is out on vacation today and my board would really like to send it out today. Any chance you can take a look at it? See the email below to Tyler with my question.

Thanks,

Maria

Maria Libby

Superintendent

MSAD28/FiveTown CSD

7 Lions Lane

Camden, ME 04843

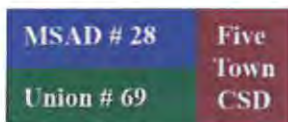
(207)236-3358 ext. 4302

<http://www.fivetowns.net/>*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.*

[Quoted text hidden]

**PUBLIC STATEMENT - MET.docx**

21K



Maria Libby <maria.libby@fivetowns.net>

Thanks for the statement on MET

2 messages

Wyatt McConnell <wpmcconnell@gmail.com>

Tue, Jul 25, 2017 at 4:03 PM

To: Matt Dailey <matt.dailey@fivetowns.net>, Maria Libby <Maria.Libby@fivetowns.net>, Elizabeth Noble <enoble@gmail.com>

I like the public statement. When Marci and/or Owen Casas call now I may actually pick up (meh, probably not) and will be able to comfortably point to that document saying "this is absolutely consistent with anything I said leading up to the vote." The timeframe given is if anything extra-generous.

Wyatt

Maria Libby <maria.libby@fivetowns.net>

Tue, Jul 25, 2017 at 5:43 PM

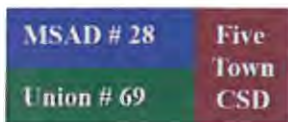
To: Wyatt McConnell <wpmcconnell@gmail.com>

Yes. It is twice as long as people had requested to get a proposal to us.

I wish I could just focus on the new school though!!!!

Sent from my iPhone

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

MET

2 messages

Emily Lusher <emlusher@gmail.com>
To: Maria Libby <maria.libby@fivetowns.net>

Tue, Jul 25, 2017 at 10:15 AM

I have been following the discussions in the community about the MET and want to convey my "sympathy" to you, the school district and all involved. Personally, it seems unfair for folks to pile on now, when they have not been paying attention for years despite numerous attempts to reach out. Not sure there is anything I can do, but wanted to express that I understand and hope it works out.

The document in the Village Soup today is very clear, it seems to me.

Emily

Maria Libby <maria.libby@fivetowns.net>
To: Emily Lusher <emlusher@gmail.com>

Wed, Jul 26, 2017 at 6:06 PM

Thanks Emily. It is difficult to spend time going down this path at this juncture for sure. Also, just to let you know, at this point my secretary, Tina Swanson, is going to take over all things CRMS project organization, including building committee meetings. We are going to be meeting so frequently and have so many details to attend to that it only makes sense for her to do it.

I wanted to take a moment to thank you for all your work on our behalf, from the focus group sessions to the building vision and design committee organization. I so appreciated and value you being a person that stepped forward to help in a constructive way. We will keep you on the mailing list of updates and information as we progress.

Hope your summer is going well,
Maria

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

I will look this over and call you this afternoon.

Thanks,

Bill

From: Maria Libby [mailto:maria.libby@fivetowns.net]

Sent: Tuesday, August 01, 2017 10:21 PM

To: E. William Stockmeyer

Subject: Fwd: CRMS-Draft contract

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>
To: "E. William Stockmeyer" <billstockmeyer@dwmlaw.com>

Wed, Aug 2, 2017 at 12:48 PM

Hi Bill,

For the contract, we have decided to go with Dana Strout to represent the district. Hope you understand - he is a taxpayer so is very invested and it is his area of expertise. The district used him for issues with the high school. I am sure we will be in touch with you regarding other aspects of this project and the MET building in the very near future!

Thanks,

Maria

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

E. William Stockmeyer <billstockmeyer@dwmlaw.com>
To: Maria Libby <maria.libby@fivetowns.net>

Wed, Aug 2, 2017 at 2:39 PM

Hi, Maria,

That's fine, of course, though I do kick myself for not getting back to you sooner, especially since school construction is a very big part of what we do here.

Hopefully, the draft public statement was helpful, and of course I am curious whether there has been any reaction to it so far.

I gather Cathy is working on setting up meetings with municipal financial advisors. Let me know how you decide to proceed with the bonding and any BAN.

Thanks,

Bill

E. William Stockmeyer

Attorney

207.253.0585 Direct

billstockmeyer@dwmlaw.com

84 Marginal Way, Suite 600, Portland, ME 04101-2480

800.727.1941 | 207.772.3627 Fax | dwmlaw.com

DrummondWoodsum
ATTORNEYS AT LAW

The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Unintended transmission shall not constitute waiver of any privilege, including, without limitation, the attorney-client privilege if applicable. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the e-mail and any attachments from any computer.

From: Maria Libby [<mailto:maria.libby@fivetowns.net>]
Sent: Wednesday, August 02, 2017 12:48 PM
To: E. William Stockmeyer
Subject: Re: CRMS-Draft contract

[Quoted text hidden]

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Maria Libby <maria.libby@fivetowns.net>
To: "E. William Stockmeyer" <billstockmeyer@dwmlaw.com>

Wed, Aug 2, 2017 at 6:21 PM

Hi Bill,

I was straight out in meetings all day. The public statement was helpful. I attached what we ended up sending out. Thanks for your help on this. Some felt the tone was overly negative, but honestly, I think that is their own bias about the project and somewhat irrational! I thought it was well written and helpful.

We are meeting with the town selectboard next Wednesday night at their request, despite our board's hesitation. It would have been politically difficult to say no. The purpose is "An opportunity for the two boards to discuss the relevant issues regarding the potential preservation and/or repurposing of the MET building." We are hoping it is not simply another

opportunity for Alison McKellar to let us know what she thinks. We know that Stuart Smith is looking into it, but other than that, we haven't heard anything. I don't know if the town will form a committee to come up with a solution.

I am sure we will talk soon, and yes, Cathy is working on the bond advisor. Interviews are next week.

Thanks,
Maria

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]



PUBLIC STATEMENT - MET.docx
21K

E. William Stockmeyer <billstockmeyer@dwmlaw.com>
To: Maria Libby <maria.libby@fivetowns.net>

Thu, Aug 3, 2017 at 8:51 AM

Hi, Maria,

Your emails remind me that "all politics is local."

Thanks for the update.

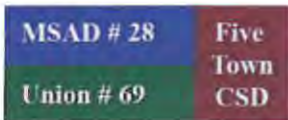
Best regards,

Bill

From: Maria Libby [mailto:maria.libby@fivetowns.net]
Sent: Wednesday, August 02, 2017 6:22 PM

[Quoted text hidden]

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

MET

1 message

Marcia Dietrich <marcia.dietrich@fivetowns.net>

Fri, Jul 28, 2017 at 9:07 AM

To: stuartmarianne@yahoo.com, Matt Dailey <matt.dailey@fivetowns.net>, Maria Libby <maria.libby@fivetowns.net>

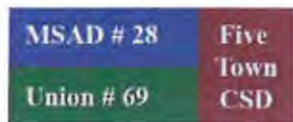
Hi Stuart, Thanks for all your input. After reading the communications between you and Matt, I thought I'd add some information about the construction of Camden Rockport Elementary. That project was similar in scale and scope to the MET project. The building committee was comprised of four people, Lynn Johnson and me as board members, a local architect and a parent. We were joined by Keith Rose who is extremely knowledgeable. The small size of the committee was not deliberate, but after approval by voters many of our committee members chose not to commit to a more demanding building committee. We also had a top-notch Owner's Rep who was worth her weight in gold.

That project was completed on time and under budget. We also dealt with the complexities of joining to an existing building and the installation of a geothermal system. We experienced no post construction design/build issues as we did with the high school.

Building a new middle school is a wonderful opportunity for our community and I think everyone involved takes it very seriously. Oak Point has a core team of architects and designers who have worked together as a group for over a decade, unlike the mid-project turnover we experienced with Harriman. I have seen a draft of the board's charge to the building committee and getting an owner's rep on board is in process.

I was remembering the Facilities Study Committee you and I joined in 1991. We toured one depressing building in the district after the other. Comprehensive improvement seemed so overwhelming. Now, 26 years later, we are beginning the last major project that will put every student in a quality learning environment!

Thanks again for your insights. I hope your ideas to the MET building work out.



Maria Libby <maria.libby@fivetowns.net>

[CSD Board] Wednesday Night Meeting

4 messages

Brian Sullivan <BSullivan@wabi.tv>

Wed, Aug 9, 2017 at 3:20 PM

To: "csdpass@fivetowns.net" <csdpass@fivetowns.net>

This is Brian Sullivan from WABI in Bangor. I won't be able to attend tonight's meeting, but was hopeful someone would be willing to contact me afterward to let me know any important details that came from it. A return e-mail, or a call to 947-8321 ext 5 would be greatly appreciated. Thank you!

Brian

--

You received this message because you are subscribed to the Google Groups "CSD Board" group.
Visit this group at <https://groups.google.com/a/fivetowns.net/group/csd.board/>.

Maria Libby <maria.libby@fivetowns.net>

Wed, Aug 9, 2017 at 4:02 PM

To: Brian Sullivan <BSullivan@wabi.tv>

Hi Brian,

Are you talking about the joint meeting between the MSAD 28 board and the Camden Selectboard?

Maria

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>

Wed, Aug 9, 2017 at 5:59 PM

To: Brian Sullivan <BSullivan@wabi.tv>

The meeting is being livestreamed from the town of Camden's site. The first meeting-the joint one betw the school and select board.

Sent from my iPhone

[Quoted text hidden]

Matt Dailey <matt.dailey@fivetowns.net>

Thu, Aug 10, 2017 at 11:09 AM

To: Brian Sullivan <BSullivan@wabi.tv>

Bcc: sadpass@fivetowns.net

Hi Brian,

In my opinion there were no noteworthy details as a result of the meeting. Both the MSAD #28 School Board and Camden Select Board had a discussion about the school board's process for evaluating possible future uses of the Mary E Taylor

wing of the current Camden Rockport Middle School. The school board's process remains unchanged. I have attached a document that details that process.

The meeting was recorded if you are curious and can be viewed here: http://new.townhallstreams.com/stream.php?location_id=28&id=12661

Thanks

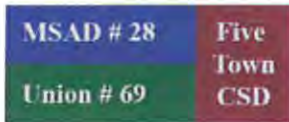
Matt Dailey
MSAD #28 Board Chair

[Quoted text hidden]



PUBLIC STATEMENT - MET.pdf

74K



Maria Libby <maria.libby@fivetowns.net>

RE: Leasing MSAD facilities

12 messages

Brown, Scott <Scott.Brown@maine.gov>
To: Eric Kangas <ekangas@kangascpas.com>
Cc: "Maria Libby (maria.libby@fivetowns.net)" <maria.libby@fivetowns.net>

Mon, Aug 14, 2017 at 10:44 AM

Mr. Kangas,

The Section of Statute that you are referring to states that there is a reasonable likelihood that the building will be needed again for educational purposes. You would need to contact the Superintendent's Office to get more information regarding their expectations.

Scott Brown

From: Eric Kangas [mailto:ekangas@kangascpas.com]
Sent: Thursday, August 10, 2017 6:02 PM
To: Brown, Scott
Subject: Leasing MSAD facilities

Scott,

Can a MSAD rent indefinitely a building owned by the MSAD to another unaffiliated educational organization without having a reasonable expectation of using the facility again by the MSAD?

§4103. Disposal or other use of real property closed for school purposes

Eric H Kangas

Sent from my iPhone

Maria Libby <maria.libby@fivetowns.net> Mon, Aug 14, 2017 at 6:06 PM
To: Marcia Dietrich <marcia.dietrich@fivetowns.net>, Matt Dailey <matt.dailey@fivetowns.net>, Lynda Chilton <lynda.chilton@fivetowns.net>
Cc: Cathy Murphy <cathy.murphy@fivetowns.net>

I am sure Eric asked this question because of the Elm Street School. What was the intention when we agreed to that lease? It was before my time in the CO.

Maria Libby
Superintendent

MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

Marcia Dietrich <marcia.dietrich@fivetowns.net>

Mon, Aug 14, 2017 at 7:39 PM

To: Maria Libby <maria.libby@fivetowns.net>, Lynn Johnson <ljohnson@midcoast.com>

As I said at the meeting, the availability of the Elm Street School made it possible for us to purchase the Montessori building which that school was struggling to afford. The building IS currently being used for educational purposes. We did not go down this road without consulting attorneys.

It may be hard to believe, but the withdrawal of students from that building and its future fate was far more controversial than MET is now. There was tremendous local sentiment to keep Elm Street as a school. The fact that it fit the needs of a private school so well was a great blessing. If it no longer used for educational purposes, we would have to offer the building to the town of Camden.

Lynn Johnson, who was Board Chair at the time, may have additional information so I will also send this to her. I find it so annoying when a citizen goes to the Dept of Ed with a question as though they can't trust our information.

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>

Mon, Aug 14, 2017 at 9:49 PM

To: Marcia Dietrich <marcia.dietrich@fivetowns.net>

Cc: Lynn Johnson <ljohnson@midcoast.com>

It is worth clarifying however, whether we are technically supposed to be using it for our own educational purposes. We have been asked the question numerous times about leasing it to someone else (even an educational entity) and it would be good to be assured of the legal technicalities to make sure we convey accurate information. Especially after the referendum where I originally gave misinformation about the vote and the need to go back to change the demolition.

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

Marcia Dietrich <marcia.dietrich@fivetowns.net>

Tue, Aug 15, 2017 at 9:13 AM

To: Maria Libby <maria.libby@fivetowns.net>, Lynn Johnson <ljohnson@midcoast.com>, Matt Dailey <matt.dailey@fivetowns.net>, Lynda Chilton <lynda.chilton@fivetowns.net>

I have a different point of view, of course I am sure we entered into the current arrangement after legal consultation, (Pat Hopkins may have left records. I'm sure board minutes from that time would cover this.). We would never have gotten voter approval for CRES without finding a way to preserve Elm Street School. The All Kids One Roof campaign focused on the educational necessity of having our K-4 students in one building. I wonder what objective a citizen could possibly have for pushing this issue. The current arrangement :

- Keeps kids in the building and in town - important to some
- Preserves a much loved building
- Provides district income that reduces tax assessment
- Keeps the Montessori school viable. Imagine if most of those kids switched to CRES as a group

We can speak about the deficiencies of that building privately, but I would resign before I'd put our kids in there again. Who would gain if we gave up that building? Given the record of the Camden Select Board, we'd lose the above advantages and gain a traffic circle. Perhaps the best response when questioned is that the arrangement was entered into with the help of attorneys and point out all the positives.

[Quoted text hidden]

Matt Dailey <matt.dailey@fivetowns.net>

Tue, Aug 15, 2017 at 12:39 PM

To: Marcia Dietrich <marcia.dietrich@fivetowns.net>

Cc: Maria Libby <maria.libby@fivetowns.net>, Lynn Johnson <ljohnson@midcoast.com>, Lynda Chilton <lynda.chilton@fivetowns.net>

Hi,

It seems to me that the statute is designed to prevent an SAD from getting into the real estate management business. The Elm Street school has not been renovated into an office building that the SAD is now acting as a landlord for so, in my simpleminded reading, the district is in compliance with the statute. If the Children's House entity moved out today, then the district could move its own educational program in almost immediately if it choose to.

Perhaps Eric is asking the question to clarify what the potential uses of the MET building are if the SAD retains ownership? Is there more freedom in leasing the building out than has been indicated? It seems like there are a lot of problematic consequences otherwise.

Thanks

Matt

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>

Tue, Aug 15, 2017 at 1:04 PM

To: Matt Dailey <matt.dailey@fivetowns.net>

Cc: Marcia Dietrich <marcia.dietrich@fivetowns.net>, Lynn Johnson <ljohnson@midcoast.com>, Lynda Chilton <lynda.chilton@fivetowns.net>

I wonder if they are asking because they think the Elm Street School should be legally offered to the town to be getting that revenue???

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

Lynn Johnson <ljohnson@midcoast.com>

Tue, Aug 15, 2017 at 1:26 PM

To: Maria Libby <maria.libby@fivetowns.net>

Cc: Matt Dailey <matt.dailey@fivetowns.net>, Marcia Dietrich <marcia.dietrich@fivetowns.net>, Lynda Chilton <lynda.chilton@fivetowns.net>

Hi, I'm just catching up after having returned home following the birth of my 1st grandchild, Amy - notice how I just slipped that fact in! We are over the moon :)

I can't add much more than Marcia has already said. I would totally agree that there would be no CRES without the arrangement we made with Montessori, from the perspective of getting the land and their building, not to mention their access to the Rt. 90 corridor which would never have been granted to a new school - but also and just as importantly from the perspective of citizens wanting Elm St. School to remain a facility for children. People were adamant about that! It was

a win/win for both sides. Another piece was that the building was in need of repairs (particularly the roof) and we did not want to be responsible for that. The most difficult, I can even say painful, part of it all, however, was the fact that the ESS teachers were vehemently opposed to leaving that building. They loved it there, largely because it was really its own school, had no administration on site, their connection to RES was split by distance as well as not enough personnel to cover both locations.

I'm saddened but not surprised that a citizen is contacting DOE on their own and not trusting the district. This occurred through every building project I was involved in. There seem to always be those who think they know more than district officials and want to prove they can handle it on their own. It only serves to confuse the issue and break trust. I liked Scott Brown's response - I'm sure he has answer those types of questions often.

I'd be happy to help in any way I can. Just remember this group is a very small subset of the C-R population - there are many people like Dwight and me who completely trust you as district officials to handle things in the community's, and more importantly our student's, best interests! And as difficult and confusing as things are, it will all pay off when a new school opens. Lynn

[Quoted text hidden]

Cathy Murphy <cathy.murphy@fivetowns.net>

Tue, Aug 22, 2017 at 10:56 AM

To: Maria Libby <maria.libby@fivetowns.net>

Cc: Marcia Dietrich <marcia.dietrich@fivetowns.net>, Matt Dailey <matt.dailey@fivetowns.net>, Lynda Chilton <lynda.chilton@fivetowns.net>

The lease was signed initially in 2004 which is before my time as well. There is no indication in the lease as to the "intent" of the school board at that time. It simply states that it can only be used by the lessee for a private Montessori School.

On Mon, Aug 14, 2017 at 6:06 PM, Maria Libby <maria.libby@fivetowns.net> wrote:

[Quoted text hidden]

--

Cathy Murphy
Business Manager
Five Town CSD/MSAD 28
7 Lions Lane
Camden, ME 04843
ph: 207-236-3358

Maria Libby <maria.libby@fivetowns.net>

Tue, Aug 22, 2017 at 12:45 PM

To: Cathy Murphy <cathy.murphy@fivetowns.net>

Cc: Marcia Dietrich <marcia.dietrich@fivetowns.net>, Matt Dailey <matt.dailey@fivetowns.net>, Lynda Chilton <lynda.chilton@fivetowns.net>

I consulted with our legal counsel about this matter. What is legally relevant at this point is not whether the bargaining chip of Elm Street allowed a favorable outcome for CRES, but whether the arrangement continues to fit the statute. The applicable part of the statute states, "When a school is closed, the school board may *(among other things)*:

2. Lease the building for a term of up to 4 years, "if there is a reasonable likelihood that the building will be needed again for educational purposes,". 20-A MRSA §4103(2).

We have a lease that automatically renews each year for up to 20 years, so although it was originally a 4-yr lease, it acts like a 20 year lease. The attorney thinks it would be a low bar for us to prove at any point that we may have a use for the building for educational purposes in the future, as the future is never defined. Just a stated intention or likelihood may be all that is needed. I think it is important that we never say we are not going to ever use that building again. If that were true, we would be on thin ice with the arrangement.

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

Marcia Dietrich <marcia.dietrich@fivetowns.net>
To: Maria Libby <maria.libby@fivetowns.net>

Tue, Aug 22, 2017 at 6:29 PM

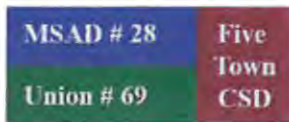
Does the fact that a school is leasing meet the "for educational purposes" requirement?
[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>
To: Marcia Dietrich <marcia.dietrich@fivetowns.net>

Tue, Aug 22, 2017 at 9:26 PM

The reference to educational purpose implies the districts own educational purpose in the future. We could lease it to anyone. I am sure it helps people better accept the current use and arrangement.

Sent from my iPhone
[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

real estate question

6 messages

Maria Libby <maria.libby@fivetowns.net>

Tue, Aug 15, 2017 at 1:25 PM

To: "E. William Stockmeyer" <billstockmeyer@dwmlaw.com>

Hi Bill,

I have attached a sheet that outlines a question and a corresponding correspondence among a couple of board members and me. I am somewhat concerned that we are actually not on solid legal ground in leasing the Elm Street School to the Montessori School.

Will you take a look at the attached document and let me know what you think? I don't want to convey misinformation and think we need to know if we are doing what is allowed. We are being scrutinized for so many things around the CRMS/MET project that citizens are looking at other arrangements we have as well. They may be wondering because they wonder if we can lease the MET building to a private entity without offering it to the town first.

It seems to me that the only way we can be doing what we are doing with the Elm Street School is if we plan to use it in the future. Given that we have no plans, I couldn't reasonably answer that question about what our anticipated use is. We seem to be on a path for an indefinite lease to Montessori.

Regardless of whether its availability was leverage to pass CRES or whether it enabled that project to happen (as Matt and Marcia suggest), I want to know if it is legally viable.

I am in an all day meeting that rolls into two other meetings until 7:30 pm tonight. I could discuss tomorrow afternoon if you'd prefer or I am happy with an email response.

Thanks,
Maria

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

**Elm Street School Research.docx**

127K

E. William Stockmeyer <billstockmeyer@dwmlaw.com>

Tue, Aug 15, 2017 at 3:37 PM

To: Maria Libby <maria.libby@fivetowns.net>

Hi, Maria,

I was out of the office most of the day, but will get you an answer tomorrow. After I look this over, I will call if I need to clarify anything.

Regards,

Bill

From: Maria Libby [mailto:maria.libby@fivetowns.net]**Sent:** Tuesday, August 15, 2017 1:25 PM**To:** E. William Stockmeyer**Subject:** real estate question

[Quoted text hidden]

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

E. William Stockmeyer <billstockmeyer@dwmlaw.com>

Wed, Aug 16, 2017 at 3:30 PM

To: Maria Libby <maria.libby@fivetowns.net>

Hi, Maria,

I am not familiar with the current lease deal with Montessori. That being said, here are my responses to the issues raised in the materials you sent me.

Definitional Matters.

Under the school closing and disposition statute, the district has various options when it "closes" a "school building."

A building is deemed "closed" when it the board takes an action having the effect of providing no instruction to any student at that school. See 20-A MRSA §1512(4). I believe a court would conclude that this means public education in any of grades pre-K through 12.

A "school building," as defined by section 4101(2) has a meaning so broad as to likely escape precise definition, and to depend upon the circumstances, but for our purposes it is sufficient to realize that the definition includes the land around the structure and on which it sits.

Elm Street School is closed if the building and land is no longer being used by MSAD 28 for instruction of MSAD 28 students.

School Board Options for Disposition when Building is Closed.

When a school is closed, the school board may:

1. Retain control of the building indefinitely. 20-A MRSA §4103(1). I believe the word "control" is used, rather than "ownership," because the statute includes municipal school units where ownership is by the municipality (such as "the Inhabitants of the Town of ____") and control is by the school committee, rather than the council. In other words, I believe "control," as used here, includes but is not limited to, "ownership."
2. Lease the building for a term of up to 4 years, "if there is a reasonable likelihood that the building will be needed again for educational purposes,". 20-A MRSA §4103(2).
3. Transfer to the municipality in which the building is located. 20-A MRSA §4103(3).
4. Sale on the open market, but only if first offered to the town under option 3 above. 20-A MRSA §4103(4).
5. Demolish the building and retain the site if the board determines it has no future use for the structure and the property could be better used for other educationally related purposes without the structure, provided that the voters must authorize the demolition (*note: alternatively, if condemned for health and safety reasons, the building may be demolished without voter approval and the board may retain or sell the site*). I would note here that in connection with the MET project, the referendum question included the building demolition so as to leave no doubt that the voter approval requirement for demolition under this option 5 had been met.

Issues with Leasing.

Under the leasing option, item 2 above, the statute provides for the exercise of the lease option "if there is a reasonable likelihood that the building will be needed again for educational purposes." A phrase beginning with "if" may indicate that the Legislature intends to impose a legally required condition. We note, however, that even read as such a condition, this is likely a judgment call for the board, and we believe a court would be reluctant to second guess the board's determination of this. The fact of the lease itself might suggest that the condition – if indeed this is a condition – is satisfied. In other words, I doubt a formal board finding is required that it is reasonably likely that the building will be needed again. If such a finding is required, it is probably a very low bar for the board to be able to make such a finding, since there is no limit to the point in the future that might be considered for purposes of satisfying the condition. It may be unlikely that the building will be needed in the next ten years, yet reasonably likely it may be needed in the next 50 or 100 years or more.

Furthermore, a phrase beginning with the word "if" may not in fact be a mandatory condition at all, but might simply be an attempt by the Legislature to describe the circumstance in which a lease is foreseen. Notably, no similar language qualifies the board's right to retain control of the building under option 1 above. If the building may be retained indefinitely, whether or not there is a likelihood of it being used again for educational purposes, it is difficult to why the phrase, as it appears in option 2, should be read narrowly as a mandatory condition of the exercise the right to lease rather than as merely a description of the circumstance under which the Legislature contemplated a lease might be used.

A second question about the lease option is whether a long term lease is possible. This comes up frequently if the lessee wants to construct improvements, so the tenant (and/or the tenant's bank) is unhappy with merely a 4 year lease. In our experience, this has been a limiting factor in the use of such leases. That being said, we have worked on a number of leases that included options to renew, exercisable by the tenant unless the lease has been terminated by the school owner. In some cases, we have drafted "evergreen" clauses so that the lease renews for year 5 after year 1, and so on (until terminated by the school owner). In this manner, the tenant is always given at least 3 years "notice" of the school owner's nonrenewal. The key is that the tenant cannot perpetually renew without the school owner having the periodic right to revisit the lease.

A third lease question is whether the lease option under 2 above requires that the building first be offered to the town. The answer is "no" the lease option does not require this.

I trust that this is responsive to your inquiry. Please let me know if I may be of any further assistance.

Sincerely,

Bill

E. William Stockmeyer

Attorney

207.253.0585 Direct

billstockmeyer@dwmlaw.com

84 Marginal Way, Suite 600, Portland, ME 04101-2480

800.727.1941 | 207.772.3627 Fax | dwmlaw.com

DrummondWoodsum
ATTORNEYS AT LAW

The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Unintended transmission shall not constitute waiver of any privilege, including, without limitation, the attorney-client privilege if applicable. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the e-mail and any attachments from any computer.

From: Maria Libby [mailto:maria.libby@fivetowns.net]
Sent: Tuesday, August 15, 2017 1:25 PM
To: E. William Stockmeyer
Subject: real estate question

Hi Bill,

I have attached a sheet that outlines a question and a corresponding correspondence among a couple of board members and me. I am somewhat concerned that we are actually not on solid legal ground in leasing the Elm Street School to the

Montessori School.

Will you take a look at the attached document and let me know what you think? I don't want to convey misinformation and think we need to know if we are doing what is allowed. We are being scrutinized for so many things around the CRMS/MET project that citizens are looking at other arrangements we have as well. They may be wondering because they wonder if we can lease the MET building to a private entity without offering it to the town first.

It seems to me that the only way we can be doing what we are doing with the Elm Street School is if we plan to use it in the future. Given that we have no plans, I couldn't reasonably answer that question about what our anticipated use is. We seem to be on a path for an indefinite lease to Montessori.

Regardless of whether its availability was leverage to pass CRES or whether it enabled that project to happen (as Matt and Marcia suggest), I want to know if it is legally viable.

I am in an all day meeting that rolls into two other meetings until 7:30 pm tonight. I could discuss tomorrow afternoon if you'd prefer or I am happy with an email response.

Thanks,

Maria

Maria Libby

Superintendent

MSAD28/FiveTown CSD

7 Lions Lane

Camden, ME 04843

(207)236-3358 ext. 4302

<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Maria Libby <maria.libby@fivetowns.net>
To: "E. William Stockmeyer" <billstockmeyer@dwmlaw.com>

Wed, Aug 16, 2017 at 4:58 PM

This does help considerably. Seems that the bottom line is that what we are doing at the Elm St School is on legally solid ground.

Thanks,
Maria

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

E. William Stockmeyer <billstockmeyer@dwmlaw.com>
To: Maria Libby <maria.libby@fivetowns.net>

Wed, Aug 16, 2017 at 5:10 PM

I think so.

Happy to help.

Bill

From: Maria Libby [mailto:maria.libby@fivetowns.net]
Sent: Wednesday, August 16, 2017 4:58 PM
To: E. William Stockmeyer
Subject: Re: real estate question

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>
To: "E. William Stockmeyer" <billstockmeyer@dwmlaw.com>

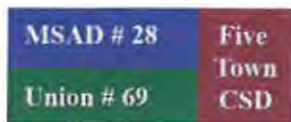
Wed, Aug 16, 2017 at 5:16 PM

If you are still in and can give me a quick call, please do so. 230-4007

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

MET building

2 messages

Chris Richmond <crichmond42@gmail.com>

Fri, Aug 18, 2017 at 1:19 PM

To: Maria Libby <maria.libby@fivetowns.net>, amckellar@camdenmaine.gov

Hello Maria,

As a Camden resident, taxpayer and father of three currently in the Camden school system I am writing you to voice my support in saving the MET building.

Three years ago or so during the first attempt to pass a proposal for a new middle school I attended several meeting to voice community interest in the project. There was support expressed back then to save the building. While I was disappointed that the proposal did not pass at that time I understood that you and the school board needed to propose a less expensive alternative. And while I again supported this years new school proposal it was with the understanding that a Yes vote was not a death sentence to the MET building. I recall Matt Smith speaking at our Rotary club in town. When asked about the MET building he said the current plan did not incorporate the MET building. He went on to say that should there be interest from the community then that would have to be separate matter to be discussed. What he did not say was that a Yes vote would mean demolition of the MET building. I also has a conversation with Matt Dailey about the future of the building. He alluded to me that should the new middle school pass there would be up to two years to decide on what becomes of the MET building.

I understand your primary goal is to move forward with the new middle school and I support you in this measure. I ask that you keep an open mind and listen to the members of our town who are in favor of keeping the MET building intact. The building is worth saving and should be saved.

Respectfully,

Chris Richmond
Camden**Maria Libby** <maria.libby@fivetowns.net>

Fri, Aug 18, 2017 at 2:13 PM

To: Chris Richmond <crichmond42@gmail.com>

Cc: Alison McKellar <amckellar@camdenmaine.gov>

Bcc: SAD Board <sad.board@fivetowns.net>

Hi Chris,

Shortly before the June 2017 vote, the board did vote to reconsider the demolition of the MET building given the community interest that surfaced. Thus far, there have been two public board meetings for residents to provide input into the MET decision. We certainly heard support for saving the MET building at those meetings and we have also heard from residents about not wanting to save it. During the first meeting, there were about 20 minutes devoted to discussion, and about 2.5 hours at the second meeting. In addition, we recently met with the town Select Board to discuss further. These meetings are part of the School Board's reconsideration of the MET building. They are listening to the public, processing what they are hearing, and considering the optional paths forward. That to me represents what anyone would consider an open mind.

The board has shared publicly that neither they nor the administration has the capacity to be the entity that initiates a way to save the building. Clearly, with the building project before us, that is where our attention needs to be. As they had previously set a course to demolish it, they are expecting the effort to save it to come from the people in town who are interested in saving it. The board will give due consideration to the options that eventually materialize.

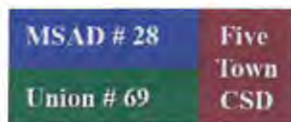
Unfortunately, there are not two years to determine the building's fate. The board gave until the end of November, which is twice as long a time frame as people had requested at the July public meeting, to come up with a viable plan. Both the guidelines that the board set for proposed uses and videos of the meetings are publicly available if you are interested.

Hope this helps further clarify the board's approach to this situation,
Maria

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

Comment on Pen Bay Pilot article

3 messages

Matt Dailey <matt.dailey@fivetowns.net>

Sat, Aug 19, 2017 at 4:31 PM

To: amckellar@camdenmaine.gov, "John R. French Jr." <jfrenchjr@camdenmaine.gov>

Cc: Maria Libby <maria.libby@fivetowns.net>, Audra Caler-Bell <acaler-bell@camdenmaine.gov>

Hi Alison,

In a comment following a Pen Bay Pilot article on the joint meeting between the Camden Select Board and the MSAD 28 School Board you have made the statement, "Once we tear it down, we can never go back, and we know at this point that tearing it down is more expensive than securing it and leaving it standing." At no point in your comment do you provide any evidence to support this statement. The current estimate for demolishing the MET building is \$200,000. The current estimate for mothballing the MET building (sealing the open side, adding heat and electricity) is \$300,000. You should be aware of these numbers because you have been at meetings where they have been openly discussed. We do, in fact, know that tearing down the MET building is LESS expensive than securing it and leaving it standing and the numbers are not particularly close. The statement you made is false and it was irresponsible for you to make it especially considering your standing in the community as a municipal leader. It is already difficult enough to have conversations with community members who are really passionate about a particular subject without having the truth about that subject made fuzzy by a trusted figure in that community. I ask that you either edit or follow up on the comment to correct or clarify that statement.

Thanks

Matt Dailey

Alison McKellar <AMcKellar@camdenmaine.gov>

Sat, Aug 19, 2017 at 5:02 PM

To: Matt Dailey <matt.dailey@fivetowns.net>

Cc: "John R. French Jr." <jfrenchjr@camdenmaine.gov>, Maria Libby <maria.libby@fivetowns.net>, Audra Caler-Bell <ACaler-Bell@camdenmaine.gov>

Hi Matt-

Can we get an estimate on the moving of the entrance facade of the MET building and the cost of incorporating it into the new building? The stone header appears to be cast concrete and it's very hard to imagine how that's going to be safely removed intact and relocated. Are you expecting to be able to remove and relocate all of that stuff for under \$100,000?

Also, can we get a breakdown of what's included in that demolition cost? Does it including all the subsequent work necessary to turn it into a practice field?

Can you provide a breakdown of what's included in the mothballing? I thought that the \$300,000 included a heating system at the very least and would allow the heat and electric to function at the level things are functioning now but with no renovation. Simply mothballing it with no heat or electric should be less.

The original number put out to secure the building was \$1,000,000 !!! It makes it hard to know where these numbers come from when we just hear them from you and don't know where they come from. I was glad to see it reduced to \$300,000, which certainly seemed more reasonable, but it's quite hard to see how it would cost \$300,000 just to mothball it. Is this simply to secure the exterior walls?

Many structures in town operate without a heating system and are shut down every winter with no problem. When I think of mothballing, I generally imagine a complete shutdown. Pipes drained, etc.

I will change my comment to say that based on the conversations I've had with people in the construction and development field, I SUSPECT that the cost to keep it up is less than taking it down. The biggest factor of course is that we would expect the cost of keeping it up to be covered by private money whereas the cost of taking it down would be paid by all of us.

Enviado desde mi iPhone

[Quoted text hidden]

Matt Dailey <matt.dailey@fivetowns.net>

Mon, Aug 21, 2017 at 8:43 AM

To: Alison McKellar <AMcKellar@camdenmaine.gov>

Cc: "John R. French Jr." <jfrenchjr@camdenmaine.gov>, Maria Libby <maria.libby@fivetowns.net>, Audra Caler-Bell <ACaler-Bell@camdenmaine.gov>

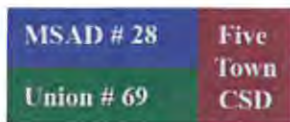
Hi Alison,

Thank you for amending your comment.

I do not have any of the information that you have requested. The project is underway so the actual plans and costs that you are interested in will become known in due course.

Matt Dailey

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

MET

3 messages

Cathy Murphy <cathy.murphy@fivetowns.net>
To: Maria Libby <maria.libby@fivetowns.net>

Wed, Aug 23, 2017 at 1:41 PM

Hi Maria,

when can we set aside a time to discuss the MET building - not sure I am getting you what you need. I need to leave today at 4:30 for a social engagement, and I know you have a big day tomorrow am.

Thanks,

--

Cathy Murphy
Business Manager
Five Town CSD/MSAD 28
7 Lions Lane
Camden, ME 04843
ph: 207-236-3358

Maria Libby <maria.libby@fivetowns.net>
To: Cathy Murphy <cathy.murphy@fivetowns.net>

Wed, Aug 23, 2017 at 10:19 PM

Cathy,

I am not sure I will have any time tomorrow. Maybe at 12:00. What I need is an amount of rent that our district can "afford" to pay for CO and Zenith space. There are a thousand different ways we could interpret that, so I concluded that we could base it on the work we did last spring. There are no hard and fast rules here, I'd just like you to do a financial analysis of your choosing to determine how much we can afford to pay in rent or what amount would we consider financially viable given the alternatives. I need a round number and a rationale. If there isn't time to determine that, I will let Stuart know that we need more time.

Thanks,
Maria

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

Cathy Murphy <cathy.murphy@fivetowns.net>
To: Maria Libby <maria.libby@fivetowns.net>

Thu, Aug 24, 2017 at 8:05 AM

I also would like to give Stuart a number that is well thought out, and financially viable, but there is a tremendous amount of speculation involved irregardless of all the work that was done this spring, and unanswered questions that I have. The last thing I want to do is give him a number that is not well thought out.

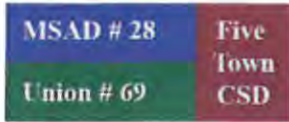
The work that was done this past spring tells me absolutely nothing about how much the school board is willing to pay each year to have a renovated MET at the end of twenty years. Any rental expense in the MET is significant for the MSAD because of the loss of the revenue from the CSD. Is it the 3 million that was turned down by the voters? half of that

9/5/2017

Five Towns School Districts Mail - MET

number? If you can give me that information I can easily tell you how much the "school board can afford". I can speculate about space left in the MET for us to rent (depending on how renovations are completed), or if there will be space left to rent in the bus barn.

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

some simple financials as discussed for a beginning

9 messages

stuart & marianne smith <stuartmarianne@yahoo.com>
 Reply-To: stuart & marianne smith <stuartmarianne@yahoo.com>
 To: Maria Libby <maria.libby@fivetowns.net>
 Cc: "smith@bayviewmanagement.net" <smith@bayviewmanagement.net>

Thu, Aug 24, 2017 at 5:00 PM

Maria,
 some quik thoughts on building versus renting & buying:

12,000 sq ft to build at \$250/sq ft (building and site work no land purchase, turn key)
 \$3,000,000. Amortize 20 years @ 4% \$18,179 per month \$218,148 per year
 that would be annual cost of **\$18/per square foot of space** (does not include NNN)

CSD admin & Zenith could rent 12,000 sq ft fully renovated space in MET for \$8 per sq ft (does not include NNN) with option to purchase entire building (24,000sq ft) at end of 7 year lease in the \$2million range
 which would be around \$85 to \$90 per sq ft. MET renovation provides additional 12,000 sq ft of income generating space that would be rented to the YMCA teen Center. This would pay for the building buyback
 at virtually no cost to the district.

This would create a win win for everyone involved and provide both SAD 28 & CSD much needed space
 and a compatible use on campus.

Please keep confidential, share with Matt and your best board finance person.
 This is doable and is fairly simple project. Will require transfer of property and good faith agreement between parties for the future buyback.

If you want to go further let me know.
 stu

Maria Libby <maria.libby@fivetowns.net>
 To: stuart & marianne smith <stuartmarianne@yahoo.com>
 Cc: "smith@bayviewmanagement.net" <smith@bayviewmanagement.net>

Thu, Aug 24, 2017 at 5:05 PM

Will do. Thanks. I will get back to you.

Maria Libby
 Superintendent
 MSAD28/FiveTown CSD
 7 Lions Lane
 Camden, ME 04843
 (207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>
To: Matt Dailey <matt.dailey@fivetowns.net>

Thu, Aug 24, 2017 at 5:08 PM

Stu is ready to move forward - he met with me today. We should talk. Who is our best board financial person? Peter? Is there anyone else in the community who might help advise us on this, from a real estate and financial perspective? Peter's brother, Matt Orne, who is a real estate developer?

Let me know what you think. Would probably be good to get a small group together next week to discuss.

Thanks,
Maria

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

Matt Dailey <matt.dailey@fivetowns.net>
To: Maria Libby <maria.libby@fivetowns.net>

Thu, Aug 24, 2017 at 8:25 PM

Hi Maria,

Stu's plan is definitely something worth exploring. I seems logical to bring Pete in on this considering his background and knowledge. In terms of a community resource I have no good idea. Normally we would ask Stu. I am not sure that Matt knows that much more than Pete does. All the people that I keep thinking of are either real estate agents or personal finance experts. Can we just use Bill Stockmeyer? It would be ideal if we could get someone who was completely objective and that probably means looking outside the mid-coast.

Thanks

Matt

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>
To: Matt Dailey <matt.dailey@fivetowns.net>

Thu, Aug 24, 2017 at 10:27 PM

Agreed about objective. I may ask the architects if they know anyone. Bill may be good but he costs us \$\$\$!

A quick calculation indicates that an investor would stand to make nearly \$2m on this deal and that doesn't seem quite right!!!!

Sent from my iPhone
[Quoted text hidden]

Matt Dailey <matt.dailey@fivetowns.net>
To: Maria Libby <maria.libby@fivetowns.net>

Thu, Aug 24, 2017 at 10:41 PM

Hi Maria,

There clearly is room to negotiate. I would need to understand the \$2 million price tag at the end. Maybe there are no tax credits to be had? So 7 years of below market leasing does not cover much of renovation cost, maintenance, insurance,

etc in the end.

Thanks

Matt

[Quoted text hidden]

smith@bayviewmanagement.net <smith@bayviewmanagement.net>
To: Maria Libby <maria.libby@fivetowns.net>

Sun, Aug 27, 2017 at 1:11 PM

Realize that you are right in the thick of things with school starting

But what do you think about timing to discuss further?

From: Maria Libby [mailto:maria.libby@fivetowns.net]

Sent: Thursday, August 24, 2017 5:06 PM

To: stuart & marianne smith <stuartmarianne@yahoo.com>

Cc: smith@bayviewmanagement.net

Subject: Re: some simple financials as discussed for a beginning

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>
To: smith@bayviewmanagement.net

Sun, Aug 27, 2017 at 5:47 PM

Stuart,

I hope to meet with a couple of board members this week, but don't have that confirmed. There is a lot going on with the Opening Day workshop last week and the start of school this week. I think it is safe to say within the next two weeks someone will get back to you. The board doesn't want me working on the MET issue because I have so much else on my plate, so they are going to need to figure that out as well.

Thanks,
Maria

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

smith@bayviewmanagement.net <smith@bayviewmanagement.net>
To: Maria Libby <maria.libby@fivetowns.net>
Cc: tyler@bayviewmanagement.net

Mon, Aug 28, 2017 at 5:16 AM

Good Morning Maria,

Understandable, not the best time for you to be providing leadership on this

Issue. MET renovation would be a key piece for admin & Zenith space in the future within the 3 years. Completion probably three years out if MET will still be needed during new school construction. If not needed renovation could start

earlier.

Have no problem working with Matt & chair of finance comm. Need to have you support on the concept though and encouragement to the board that it makes sense and will actually be a positive solution to long term space needs at a more affordable cost to the district.

Also need your verbal/mental support for vision that renovating MET will provide on campus space to facilitate many potential opportunities for students through after & before school enrichment programs partnering with YMCA Teen Center and possible other student oriented uses such as after school enrichment in arts (maybe a Youth Arts Center), music, dance (Kia Tessaman would love to relocate studio), engineering exposure through Lego modeling, Odyssey of mind creativity center, student focused fitness center, culinary arts, etc etc. Having on campus space to house these types of programs where students would create a truly unique opportunity that would never be available without the low cost renovated space.

Partner me with a few innovative thinkers and we can make this happen.

The more I look at the numbers the more this makes tremendous financial sense to both the SAD and CSD future operations.

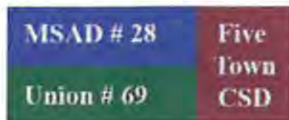
From: Maria Libby [mailto:maria.libby@fivetowns.net]

Sent: Sunday, August 27, 2017 5:47 PM

To: smith@bayviewmanagement.net

[Quoted text hidden]

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

MET proposal from community member

3 messages

Cathy Murphy <cathy.murphy@fivetowns.net>

Mon, Aug 28, 2017 at 9:08 AM

To: Maria Libby <maria.libby@fivetowns.net>

Hi Maria,

we do need to consider interest in calculating how much the district would "save" by having the community member do the renovations, rent for seven years etc.

If you want to send me the relevant info I can put something together.

I need sq. footage, in total and what we would rent for the first few years.

cost per sq. ft for rent

"buyout" cost from community member.

I can then estimate increases in rent, utilities, and interest expense on the 1.7 million and the 3 million for MET.

Thanks,

--

Cathy Murphy
Business Manager
Five Town CSD/MSAD 28
7 Lions Lane
Camden, ME 04843
ph: 207-236-3358

Maria Libby <maria.libby@fivetowns.net>

Mon, Aug 28, 2017 at 11:22 AM

To: Cathy Murphy <cathy.murphy@fivetowns.net>

We need 12,000 sq ft. We'd theoretically rent the other 12,000 sq ft. (Plus rent to CSD is 9000 sq ft out of the 12,000 sq ft)
At \$10-\$12/sq ft.

Not sure what buyout cost you mean? In 7 years he'd sell it to us for approximately 1.7 - 2 million. His cost would be 0 to acquire it or so he thinks.

Sent from my iPhone

[Quoted text hidden]

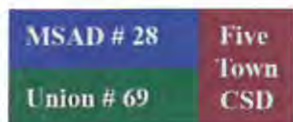
Cathy Murphy <cathy.murphy@fivetowns.net>

Mon, Aug 28, 2017 at 11:35 AM

To: Maria Libby <maria.libby@fivetowns.net>

Thanks, that's all I need.

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

Meet re: MET proposal

8 messages

Maria Libby <maria.libby@fivetowns.net>

Wed, Aug 30, 2017 at 4:03 PM

To: Matt Dailey <matt.dailey@fivetowns.net>, Cathy Murphy <cathy.murphy@fivetowns.net>, Pete Orne <pete.orne@fivetowns.net>

Cc: Keith Rose <Keith.Rose@fivetowns.net>

Hi,

I would like to schedule a meeting for us to discuss a preliminary proposal regarding the MET building. Dennis Norton has also agreed to meet with us to help us evaluate the finances and the risks involved. He can meet next Wednesday, September 6, at 9 AM at the bus barn. Will that work for others? Let me know ASAP.

Thanks,
Maria

Sent from my iPhone

Matt Dailey <matt.dailey@fivetowns.net>

Wed, Aug 30, 2017 at 4:13 PM

To: Maria Libby <maria.libby@fivetowns.net>

Hi Maria,

That is fine for me.

Thanks

Matt

[Quoted text hidden]

pete.orne <pete.orne@fivetowns.net>

Wed, Aug 30, 2017 at 6:01 PM

To: Maria Libby <maria.libby@fivetowns.net>, Matt Dailey <matt.dailey@fivetowns.net>, Cathy Murphy <cathy.murphy@fivetowns.net>

Cc: Keith Rose <Keith.Rose@fivetowns.net>

Earlier would be better for me.. But, I will make it work.

Pete

Pete Orne

----- Original message -----

From: Maria Libby <maria.libby@fivetowns.net>

Date: 8/30/17 4:03 PM (GMT-05:00)

To: Matt Dailey <matt.dailey@fivetowns.net>, Cathy Murphy <cathy.murphy@fivetowns.net>, Pete Orne <pete.orne@fivetowns.net>

Cc: Keith Rose <Keith.Rose@fivetowns.net>

Subject: Meet re: MET proposal

Hi,

I would like to schedule a meeting for us to discuss a preliminary proposal regarding the MET building. Dennis Norton has also agreed to meet with us to help us evaluate the finances and the risks involved. He can meet next Wednesday, September 6, at 9 AM at the bus barn. Will that work for others? Let me know ASAP.

Thanks,

Maria

Sent from my iPhone

Keith Rose <keith.rose@fivetowns.net>

Wed, Aug 30, 2017 at 6:17 PM

To: "pete.orne" <pete.orne@fivetowns.net>

Cc: Maria Libby <maria.libby@fivetowns.net>, Matt Dailey <matt.dailey@fivetowns.net>, Cathy Murphy <cathy.murphy@fivetowns.net>

It's on my calendar.

[Quoted text hidden]

--

Keith J. Rose

Director of Operations and Maintenance

Five Town CSD/MSAD 28

207-236-7800 ext. 3265

Fax: 207-236-7810

Cell: 207-691-3041

CONFIDENTIALITY NOTICE: This electronic message transmission contains information which may be confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please notify me by telephone (207-236-3358) or by electronic mail. Thank you for your cooperation.

Cathy Murphy <cathy.murphy@fivetowns.net>

Wed, Aug 30, 2017 at 7:59 PM

To: Maria Libby <maria.libby@fivetowns.net>

Cc: Matt Dailey <matt.dailey@fivetowns.net>, Pete Orne <pete.orne@fivetowns.net>, Keith Rose <Keith.Rose@fivetowns.net>

I told Deb I would help with the Aesop portion of sub training if she needed that morning. We are meeting tomorrow to go over Aesop it so I will know more then.

On Wed, Aug 30, 2017 at 4:03 PM, Maria Libby <maria.libby@fivetowns.net> wrote:

[Quoted text hidden]

--

Cathy Murphy

Business Manager

Five Town CSD/MSAD 28

7 Lions Lane

Camden, ME 04843

ph: 207-236-3358

Pete Orne <pete.orne@fivetowns.net>

Thu, Aug 31, 2017 at 6:51 AM

To: Maria Libby <maria.libby@fivetowns.net>

Cc: Matt Dailey <matt.dailey@fivetowns.net>, Cathy Murphy <cathy.murphy@fivetowns.net>, Keith Rose <Keith.Rose@fivetowns.net>

Is there a proposal to review? Did I miss it?

Pete

On Wed, Aug 30, 2017 at 4:03 PM, Maria Libby <maria.libby@fivetowns.net> wrote:

[Quoted text hidden]

--

Pete Orne

(207) 691-9100 Cell

Maria Libby <maria.libby@fivetowns.net>

Thu, Aug 31, 2017 at 6:58 AM

To: Pete Orne <pete.orne@fivetowns.net>

Cc: Matt Dailey <matt.dailey@fivetowns.net>, Cathy Murphy <cathy.murphy@fivetowns.net>, Keith Rose <Keith.Rose@fivetowns.net>

A verbal discussion that I will share when we meet.

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

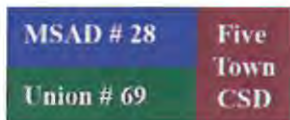
Cathy Murphy <cathy.murphy@fivetowns.net>

Thu, Aug 31, 2017 at 9:31 AM

To: Maria Libby <maria.libby@fivetowns.net>

I'm good for this meeting time, Deb thinks she is fine doing it on her own.

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

lawyers

3 messages

Maria Libby <maria.libby@fivetowns.net>

Wed, Aug 30, 2017 at 12:14 PM

To: Matthew Smith <matthew.smith@fivetowns.net>

Hi Matt,

Did you call Drummon Woodsum to check whether MET could house foreign students?

Thanks,

Maria

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

*When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.***Matthew Smith** <matthew.smith@fivetowns.net>

Wed, Aug 30, 2017 at 1:23 PM

To: Maria Libby <maria.libby@fivetowns.net>

I didn't: but I assume you mean Matt Dailey?

[Quoted text hidden]

Maria Libby <maria.libby@fivetowns.net>

Wed, Aug 30, 2017 at 1:28 PM

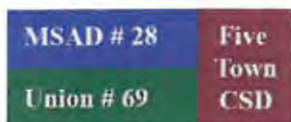
To: Matthew Smith <matthew.smith@fivetowns.net>

No, I was told Matt Smith, but my guess is that it is Matt Dailey!

Maria Libby
Superintendent
MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]



Maria Libby <maria.libby@fivetowns.net>

Mary E. Taylor School

4 messages

Sarah Hansen <sarah@mainepreservation.org>
To: "maria.libby@fivetowns.net" <maria.libby@fivetowns.net>
Cc: Greg Paxton <greg@mainepreservation.org>

Mon, Sep 4, 2017 at 9:12 PM

Ms. Libby:

Maine Preservation, founded in 1972, is an independent 501(c)(3) nonprofit member-based statewide historic preservation organization. Our Mission is to promote and preserve historic places, buildings, downtowns and neighborhoods, strengthening the cultural and economic vitality of Maine communities.

Since 1996, Maine Preservation has published Maine's Most Endangered Places List. A statewide press release is sent with the goal of finding new owners, uses or other interested parties to help preserve these at-risk, but valuable resources. As a result of the list, we have helped save nearly fifty properties, with an additional 25 in motion. We would like to inform you that this year, the Mary E. Taylor School was nominated and selected by our Board of Trustees to be included in our list. This list will be released September 5, 2017 on WCSH6's 207 program at 7pm as well as on our website.

If you have any questions or concerns, we encourage you to get in touch with either Greg Paxton, our Executive Director, or myself using the contact information provided below. More information about Maine Preservation and our other programs can also be found at our website at mainepreservation.org. Our Field Services Program in particular can provide suggestions for next steps on how properties might be preserved for its continued use and service to its local and greater communities.


We look forward to the opportunity to work with you.

Cordially,

Sarah

Sarah Hansen
Real Estate Manager
Maine Preservation
233 West Main Street
Yarmouth, ME 04096
(o) 207.847.3577
(c) 207.747.7543
sarah@mainepreservation.org
mainepreservation.org

2 attachments

 **MEP Listing SAD28 Notification Letter.pdf**
173K

 **PastedGraphic-2.pdf**
69K

Maria Libby <maria.libby@fivetowns.net>
To: SAD Board <sad.board@fivetowns.net>

Mon, Sep 4, 2017 at 9:26 PM

Please read email and then first attachment.

Maria Libby
Superintendent

MSAD28/FiveTown CSD
7 Lions Lane
Camden, ME 04843
(207)236-3358 ext. 4302
<http://www.fivetowns.net/>

When a great ship is in harbor and moored, it is safe, there can be no doubt. But that is not what great ships are built for.

[Quoted text hidden]

2 attachments



MEP Listing SAD28 Notification Letter.pdf
173K



PastedGraphic-2.pdf
69K

Betsy Saltonstall <betsy.saltonstall@gmail.com>
To: Maria Libby <maria.libby@fivetowns.net>

Tue, Sep 5, 2017 at 7:00 AM

Hi Maria,
Thank you for passing along this information.

Primarily, what funding opportunities are available to developers of MET now that it is listed as one of Maine's most endangered properties?

Best,
Betsy
[Quoted text hidden]

Marcia Dietrich <marcia.dietrich@fivetowns.net>
To: Maria Libby <maria.libby@fivetowns.net>

Tue, Sep 5, 2017 at 8:48 AM

Hi Maria, Just wondering whether Matt did agree that we need a meeting of the board before 9/20. I hope the board will agree not to let go of the land MET sits on. One scenario that occurred to me was if in say 20 years the middle school is over crowded and we need to build the additional classrooms incorporated into our design. The design, approval and building process will take several years. Without our practice field I don't think we would have any space to place temporary classrooms.

On Mon, Sep 4, 2017 at 9:26 PM, Maria Libby <maria.libby@fivetowns.net> wrote:
[Quoted text hidden]