

**Camden Select Board
Minutes of Meeting
March 23, 2011**

PRESENT: Vice Chairperson Deborah Dodge, John French, Morgan Laidlaw, Martin Cates, and Town Attorney Bill Kelly. Also present were members of the public and press.

ABSENT: Town Manager Roberta Smith and Select Board Chair Karen Grove

Minutes of Meeting

Vice Chairperson Dodge called the meeting to order at 7:30 a.m.

1. Consideration of first amendment to the Agreement for the Purchase & Sale of the Apollo Tannery property.

Town Attorney Kelly stated this would allow the board to extend the agreement even more if the buyers have shown progress and if permitting and financing are delayed. The extension could be made as long as the buyers have made good faith efforts.

Martin Cates made a motion to approve the first amendment to the Agreement for the Purchase & Sale of the Apollo Tannery property. John French seconded this motion. The motion passed on a 4-0-0 vote.

2. Approval of the order for a referendum vote on the ratification of the Apollo Tannery property Purchase & Sale Agreement.

Town Attorney reported in 2008 the town voted that the sale of the Tannery property be a referendum vote versus open town meeting. Because of this vote the Board needs to approve an order for a referendum vote. The referendum vote cannot be until at least 45 days from date order issued.

John French made a motion that pursuant to 30-A MRSA Section 2528, the Camden Select Board Hereby Orders that the warrant article regarding the potential sale of the "Apollo Tannery" property be placed on a referendum ballot for consideration by the voters on or after May 9, 2011. Martin Cates seconded this motion. The motion passed on a 4-0-0 vote.

3. Approval of the warrant article language for the above referendum vote.

Martin Cates made a motion to approve the following wording for the warrant article:

To see if the Town will vote to ratify and approve a First Amended Purchase & Sale Agreement dated March 23, 2011 by and between the Town of Camden and B. D'Turman'd Entertainment, LLC, to authorize the sale of a portion of the former "Apollo Tannery" real property described in deeds recorded in book 3148 Pages 278 and 280 of the Knox County Registry of Deeds, currently owned by the Town of Camden, for the purchase price of One Dollar (\$1.00), subject to certain performance requirements regarding the wages/benefits and number of employees to be employed, subject to evidence of sufficient financing and subject to permit approvals to

the Town's satisfaction, for a state of the art film production studio, all as more particularly described in a First Amended Purchase and Sale Agreement dated March 23, 2011.

Note: The potential sale excludes the "Trail Corridor" property which is the subject of a Declaration of Trust held by Coastal Mountains Land Trust as recorded in Book 4093 Page 81 of the Knox County Registry of Deeds—the Town of Camden shall remain the owner of the underlying interest in the Trail Corridor. A copy of the March 23, 2011 First Amended Purchase and Sale Agreement is on file with the Town Clerk's office and is available for inspection during business hours.

John French seconded this motion. The motion passed on a 4-0-0 vote.

John French made a motion to adjourn at 7:55 a.m. Martin Cates seconded this motion. The motion passed on a 4-0-0 vote.

Respectfully submitted,

Janice L. Esancy
Recording Secretary