

HUNTINGTON PUBLIC LIBRARY
338 Main Street
Huntington, NY 11743

MINUTES

Approved

Of a Special Meeting of the Library Board of Trustees
Held December 14, 2021,
Station Branch – Community Room

PRESENT: Trustees: Kimberly Hawkins, Pat McKenna-Bausch, Ann Scolnick, Ann M. Berger, Charles Rosner
Library Director: Joanne Adam
Assistant Library Director: Kristine Casper
Library Attorney: Andrew Martingale

EXCUSED: Business Manager: Jennifer Mulvihill

Ms. Hawkins called the meeting to order at 6:37 p.m.

Mr. Rosner made a motion, seconded by Ms. Berger, to approve the agenda as presented for the December 14, 2021, Special Board of Trustees Meeting. The vote was unanimous.

Mr. Martingale explained the closing procedures for the purchase of the Station Branch building and presented the following resolutions:

RESOLUTION AUTHORIZING RECOMMENDED REMEDIATION OF THREE DRYWELLS:

WHEREAS, as part of its due diligence in purchasing the property located at 1335 New York Ave., Huntington Station, NY 11746 (the “Subject Premises”) – the location of the Huntington Library Station Branch – the Library had previously engaged the firm of “Preferred Environmental Services” (Preferred Environmental”) to perform a Phase I and Phase II environmental analysis and testing thereat;

WHEREAS, the Phase II EAS recommended remediation of three drywells located on the Subject Premises, as described more fully in that Report;

WHEREAS, the Library received a December 14, 2021 proposal from Preferred Environmental to perform the recommended action, at the total cost of \$20,348.50, as more fully described in that proposal (the “Proposal”);

WHEREAS, as part of the purchase and sale of the Subject Premises, the Library and seller, “Station Plaza Enterprises, Inc., have agreed to split the cost of the recommended remediation evenly;

RESOLVED, that the Library approves the retention of Preferred Environmental to perform the recommended remediation, as described in their December 14, 2021 Proposal, and authorizes the Library Director to execute that Proposal, after review and approval of legal counsel, subject to the costs thereof being split evenly with “Station Plaza Enterprises, Inc.”

DISPOSITION OF THE BOARD

MOVED: Trustee, Ann Scolnick

SECONDED: Trustee, Charles Rosner

THOSE IN FAVOR: 5 **THOSE OPPOSED:** 0 **THOSE ABSTAINING:** 0

COMMENTS: None

RESOLUTION AUTHORIZING PAYMENT OF PURCHASE PRICE AND CLOSING COSTS FOR PURCHASE OF STATION BRANCH, AND EXECUTION OF TRANSFER DOCUMENTS

WHEREAS, by Resolution dated September 21, 2021, the Board of Trustees of the Huntington Public Library (“Library”) approved a contract for the purchase of 1335 New York Ave., Huntington Station, NY 11746 (the “Subject Premises”) – the location of the Huntington Library Station Branch;

WHEREAS, the closing of the purchase of the Subject Premises is scheduled for Thursday, December 16, 2021, whereat, title to the Subject Premises will be transferred from the seller, Station Plaza Enterprises, Inc., to the Library (the “Closing”);

WHEREAS, to effectuate the Closing, the Library must make payment of the purchase price to the seller, and associated closing costs, and execute certain transfer documents;

RESOLVED, that the Library authorizes payment to be made to the seller, “Station Plaza Enterprises, Inc.,” by electronic funds transfer or bank check, of the balance of the purchase price for the Subject Premises, with relevant offsets and credits, in the amount of **\$3,482,206.40**, and that administration be authorized to effectuate the payment thereof;

RESOLVED, that the Library authorizes payment to the title company, “Federal Standard Abstract, Inc.,” by electronic funds transfer or bank check, of the relevant closing costs, including Title Insurance, recording fees, survey charges, and other costs, in the amount of **\$19,768.00**, and that administration be authorized to effectuate the payment thereof;

RESOVLED, that the President of the Board of Trustees (Kimberly A. Hawkins), or in her stead, the Vice President of the Board of Trustees (Pat McKenna-Bausch) or Library Director

(Joanne Adam), is authorized to execute, on behalf of the Library, all documents necessary and customary to effectuate the transfer of the Subject Premises to the Library.

DISPOSITION OF THE BOARD

MOVED: Trustee Ann M. Berger

SECONDED: Trustee Pat McKenna-Bausch

THOSE IN FAVOR: 5 **THOSE OPPOSED:** 0 **THOSE ABSTAINING:** 0

COMMENTS: None

At 7:02 p.m., a motion was made by Ms. Hawkins, seconded by Ms. McKenna-Bausch to adjourn the meeting. At 7:03 p.m. the meeting was adjourned.

Respectfully submitted:

Prepared by:

Ann Scolnick, Secretary

Kristine M. Casper, Assistant Library Director

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