

NOVEMBER 17 SPECIAL PARISH MEETING ARTICLES

ARTICLE 1

Article 1: Will the Parish authorize the Board of Trustees to sell the entire parcel of 107 Main St. (to include the Parish House) to Rankin Residential?

SUMMARY FOR ARTICLE 1: The Board requests permission to negotiate and sign both a standard form "Contract to Purchase" and a standard form "Purchase and Sale Agreement" with Rankin Residential for the purchase of the entire parcel at 107 Main Street property (to include the Parish House). The current offer of \$2,250,000 and would yield \$2,193,750 after commission. This offer has no contingencies.

This article must receive a $\frac{2}{3}$ majority for approval.

A "YES" vote authorizes the Board of Trustees to sell the entire property to Rankin Residential.
NOTE: A YES vote would preclude approval of either of the remaining two articles.

A "NO" vote does not authorize the Board of Trustees to sell the entire property of 107 Main St. to Rankin Residential.

ARTICLE 2

Article 2: Will the Parish authorize the Board of Trustees to sell the back .25 acre portion of 107 Main St. parcel to the Town of Hingham.

SUMMARY FOR ARTICLE 2: The Board requests permission to sell the back .25 acre portion of the 107 Main St parcel to the town of Hingham. The sale has no commission and will yield \$200,000. This offer is subject to the following contingencies;

- Compliance with unique property acquisition provisions of M.L.G. c.30B, #16 including a written determination by the Chief Procurement Officer, publication in the Central Register and filing of the beneficial interest disclosure form.
- Endorsement by the Town of Hingham Planning Board of the plan attached.
- Approval by the Town of Hingham Select Board under Town of Hingham General Bylaw Article 39, Section 2(a)(17).

This article must receive $\frac{2}{3}$ majority of votes to pass.

A "YES" vote authorizes the Board of Trustees to sell the back .25 acre portion of the 107 Main St. parcel to the Town of Hingham.

A **"NO"** vote does not authorize the Board of Trustees to sell the back lot portion to the Town of Hingham.

ARTICLE 3

Article 3: Will the Parish authorize the Board of Trustees to sell the majority portion (including the Parish House) of the parcel of 107 Main St. to Laura Weibley?

SUMMARY FOR ARTICLE 3: The Board requests permission to negotiate and sign both a standard form "Contract to Purchase" and a standard form "Purchase and Sale Agreement" with **Laura Weibley** for the majority of the 107 Main Street parcel. This sale would include the Parish House but exclude the back .25 acre portion of the property. The current offer from Laura Weibley is for \$2,025,000 and will yield \$1,923,750 after commission. This offer has the following contingency:

- Hingham Historic Commission approval for the demolition of the Parish Hall and building of a garage in the rear of the building.

This article must receive a $\frac{2}{3}$ majority of votes for approval.

A **"YES"** vote authorizes the Board of Trustees to sell the majority of the parcel of 107 Main Street, including "the Parish House" (and excluding the back lot) to **Laura Weibley**.

A **"NO"** vote does not authorize the Board of Trustees to sell to **Laura Weibley**.