**The Grand Trunk Media and Cultural Center**

MCCI Proposal to the EDIC

For Purchase of lot D/41 at 38 Avenue A, Turners Falls, MA

To: EDIC Monday, August 13, 2012

From: Board of Directors, MCCI

To Whom It May Concern:

Thank you for considering our proposal for the purchase of lot D/41 at 38 Avenue A.

Pursuant to that, we request the following timeline for the project to go forward:

1. The EDIC Votes to convey the property to MCCI at this morning’s meeting, the conveyance subject to a Purchase and Sale Agreement.
2. A Purchase and Sale Agreement is signed by September 14th, 2012.
3. Closing on the property happens no later than September 30th, 2012.

The MCCI Board of directors respectfully requests this based on the following:

1. Our proposal submitted on August 1st includes everything EDIC requested.
2. We have a licensed General Contractor ready to manage the project.
3. We have an attorney who is willing to work on the sensitive areas of this proposal with the Town’s attorney or representative.
4. The building needs prompt attention to remediate mold and to repair the roof before further damage is done to the structure. This is imperative. The timeline above leaves us barely enough time to accomplish this before winter weather arrives. If the work is not started in the next sixty days it won’t be able to be done this fall. The building needs to be properly secured to prevent roof collapse over the winter.
5. MCCI has cash money in the bank to expedite the project, however, the Purchase and Sale agreement and the closing need to happen before the project can commence.
6. The Board of MCCI feels that this project can only go forward if it happens within the above timeline. We are not interested in owning a building without having the time to remediate the issues before winter arrives.

We appreciate your time and energy and hope to take steps today to move forward on this project.

Sincerely,

Board of Directors, Montague Community Cable, Inc.

Michael Muller Donna Festinger

Anne Harding Charles Kelly

Kristi Bodin Veronica Phaneuf

Mike Langknecht