

# FixCarver.com

## Ben Costus Giveaway

In an attempt to stop the financial bleeding from the Ben Ellis School the Town of Carver Redevelopment Authority negotiated a lease that would have netted Carver \$1000 per month less the cost of maintaining interior areas not used by the Lessee as well as the cost of plowing and sanding the parking lots. Under the terms of the lease the Town could not sell the building unless it received a bona fide offer with the right of first refusal going to the Lessee.

Fixcarver obtained the proposed lease. It is unclear at this time if the Town paid to have the lease document drawn up by our attorneys. As always we will provide a copy of the proposed lease agreement as soon as it can be scanned.

The RDA has already spend approximately \$10,000 in repairs to make the building rentable and it requires approximately \$10,000 more in repairs before it can be leased. In addition to these costs there is an article before Town Meeting to spend another \$97,000 to repair the handicapped ramp, exterior windows gutters as well as pointing the masonry. The total cost is \$127,000 in repairs which still leaves more work in the areas yet to be leased. At the current rate of spending it will be 15 years before the town recoups it's investment if ever.

Lease negotiations were broken off by the potential Lessee due to financial considerations. Apparently more concessions will be required to lease the property further lowering the benefits to the Town. It's time to cut our losses with this financial **black hole**.

[Ben Ellis Lease](#)

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