

**MYSA Special General Meeting
August 21, 2002
MYSA Office, Lancaster, MA**

The meeting was called to order by President Sid Bloom at 7:50 PM. A quorum was determined not to be present, but was expected to be reached. The meeting was started in anticipation of a quorum to conduct business being reached.

Jim Gondek, Executive Director, explained the two sale proposals and John Davagian Mass Youth counsel, outlined the terms of sale.

- The two parcels involved in the proposed sale account for 55 and 77 acres respectively.
- 55-acre parcel is 65% wetlands, which we never intended to develop.

At 8:05 a quorum was determined to be present with 43 delegates present representing 94 votes.

- The 2nd parcel of 77 acres would be developed by a developer, Bovenzi, Inc. The proposed development would not conflict with playing fields.
- Anticipate closing in October or early November.
- The 42 acres without clear title are part of this parcel.

Jonathan Kopera (Nashoba Valley League) moved, seconded by Ray Robinson (Mass Youth Soccer immediate past president) that the membership of the Massachusetts Youth Soccer Association, Incorporated (Mass Youth Soccer) authorizes Mass Youth Soccer's Board of Directors to sell approximately 132 acres (=/-) of land owned by the corporation in Lancaster, Massachusetts as follows:

- 1. Approximately 77 acres (=/-) of land to Bovenzi Incorporated for the price of \$1,000,000, such sale to be consummated in accordance with the terms and conditions of a Purchase and Sale Agreement executed by the parties; and*
- 2. Approximately 55 acres (=/-) of land to David M Harper and Stephen A Harper and/or their nominee for the price of \$110,000, such sale to be consummated in accordance with the terms of a Purchase and Sale Agreement, or other formal sale agreement to be executed by the parties.*

Questions from the floor concerned what was to be done with the remainder of the parcel. The response was Mass Youth intends to develop the rest as a field complex, downscaled from the previous plan. The project would involve 16-20 fields and cost approximately \$4.1 million. Jim Gondek is currently lining up sponsors and is looking for a commitment level to justify proceeding with the project by early October. If this happens, construction could begin April 2003, and the fields would be playable by fall 2004.

Question arose about the status of the \$1 per head assessment. The response was the money will be returned, we are not sure when in the process it will be returned.

Question arose what is in it for the recreational players. The response was there are lots of programs and events that could be scheduled. A field use committee will be established to handle these issues.

The question was called by John Burrill (National Cups Commissioner). The question was called by voice vote. The vote on the motion was passed by voice vote.

There being no further business before the membership, the meeting adjourned at 8:27 pm.

Respectfully submitted,

Steve Smoller
Executive secretary