



Carlene Adamson <carlenea@bps.k12.mt.us>

Fwd: 100 CENTRAL AV W

Corrina Guardipee-Hall <corrinag@bps.k12.mt.us>
To: Carlene Adamson <carlenea@bps.k12.mt.us>

Tue, Sep 6, 2022 at 4:22 PM

Please place on board agenda for tentative approval pending the positive outcome of the Environmental Study and Hazardous Materials inspection.

Corrina L. Guardipee-Hall ED.S.
Browning Public Schools
Superintendent

"In the course of making decisions, ask yourself what is best for kids!"

----- Forwarded message -----

From: **Timothy M. Peterson** <timothy@lpwarchitecture.com>
Date: Tue, Sep 6, 2022 at 3:17 PM
Subject: RE: 100 CENTRAL AV W
To: MTREALTY@QWESTOFFICE.NET <MTREALTY@qwestoffice.net>
Cc: Corrina Guardipee-Hall <corrinag@bps.k12.mt.us>

Shannon, answers in **red, below.**

Corrina, I'm going to try to answer these questions from Shannon. If you disagree with any of this, please let her know.

From: MTREALTY@QWESTOFFICE.NET <MTREALTY@QWESTOFFICE.NET>
Sent: Tuesday, September 6, 2022 2:57 PM
To: Timothy M. Peterson <timothy@lpwarchitecture.com>
Subject: FW: 100 CENTRAL AV W

From: MTREALTY@QWESTOFFICE.NET <MTREALTY@QWESTOFFICE.NET>
Sent: Friday, September 02, 2022 2:56 PM
To: 'CORRINAG@BPS.K12.MT.US' <CORRINAG@BPS.K12.MT.US>
Subject: 100 CENTRAL AV W

Good Afternoon Corrina,

I know you are awfully busy with school in full swing.

I am touching base to visit with you regarding the Pawn Shop building and what I can do to assist you and the Browning Public School purchase it.

To move forward with a written offer of \$350,000 to present to the school board, I would need some information:

1. The name of the entity that is purchasing, I am assuming that would be "Browning Public School" but will need the name and title of the authorized signor. **Browning Public School District 9** **Brian Gallup, Board of Trustees Chair**
2. Closing date **October 14, 2022**
3. Will BPS require more inspections? The contract allows for a time frame to do any and all inspections the buyer deems necessary. **The School District would like to have a Phase 1 Environmental Study and a Hazardous Materials Inspection done. They could be completed in the next 2 weeks.**
4. There is a lot of personal property such as shelving, display cases, a large safe, a small safe, office equipment, that will be listed within the offer to assure parties are clear on what stays and what goes. **The School District would like the shelving and safes to remain.**
5. The amount of Earnest Money the BPS will provide. Earnest money is deposited into a trust account and credited to the buyer at the time of closing. It is protected should the transaction not go to closing by contingencies. If the contingencies are not satisfied, the deal will end and Earnest Money is returned to the buyer. Only a breach in contract will risk the Earnest Money not being returned to the buyer. **BPS will provide \$5,000 Earnest Money.**
6. The terms of the contract- how will it be purchased. Tim said cash. **Cash**

I understand the school board will need to approve the offer to proceed. The offer will be contingent upon the school board's approval with a release date. Tim says the next meeting is the 13th or 14th.

If there are any other contingencies, we can discuss your thoughts and write them in as well.

I hope to talk with you soon,

Sincerely,

Shannon McDonald

Broker

MONTANA REALTY

406-231-1092 C

406-453-2454 O



purchase of the pawn shop.docx
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