To: Robert Tibbo, Chairman, Nahant Select Board, on behalf of its members; Robert Vanderslice, Chairman of the Nahant Advisory and Finance Committee, on behalf of its members; and Lynne Spencer, Chairperson of the Nahant Community Preservation Committee, on behalf of its members

We are optimistic that, at the Special Town Meeting scheduled for October 20, 2026, the residents of Nahant will vote to support the appropriation of $1 million from the proceeds of the sale of the Coast Guard Housing property (the "CG Proceeds"). This investment would allow the Town to leverage the $3 million in private funding already secured by the Trustees of the Nahant Public Library and the Friends of the Nahant Public Library. Together, these funds would make possible the completion of the restoration and rehabilitation of Nahant's historic 1895 Public Library building (the "Library Project"), preserving this treasured community asset for future generations.

We recognize that the Library Project is also eligible for funding through the Community Preservation Act ("CPA"). The Nahant Public Library has enjoyed a long and productive partnership with the Community Preservation Committee ("CPC"), and CPA funding has been instrumental in the preservation work completed to date. Indeed, CPA funds have supported nearly all recent exterior restoration efforts, including reconstruction of the wraparound porch, repointing of the stone masonry, and repairs to the slate roof, flashing, and gutters.

We discussed the matter with the Chair of the CPC who noted concerns with funding the entire $1 million from CPA funds and listened to her presentation to the Advisory and Finance Committee. Accordingly, while we write to affirm our commitment to seek CPA funding for the Library Project through the CPC's established application process for consideration at the 2027 Annual Town Meeting, under the circumstances, as we understand it, we likely would not request a substantial borrowing. Should the CPC recommend CPA funding and Town Meeting approve it, those funds would be used to reimburse the CG Proceeds account maintained by the Town, thereby restoring those monies for future municipal capital needs.

Our decision to seek a $1 million appropriation from the CG Proceeds was neither rushed nor made lightly. The need to invest in the library is not new. The condition of the 131-year-old building has been studied and documented for many years. A comprehensive Master Plan was completed in 2019 and updated in 2025 by architects and engineers experienced in the preservation of historic library buildings. These studies identified significant infrastructure, health and safety, accessibility, and preservation needs that have remained largely unaddressed for years, if not decades, primarily due to the Town's limited financial resources.

Among the most critical deficiencies, the electrical system is inadequate for modern operations; no fire suppression system exists; fire detection and security systems require modernization; and climate control is absent. In addition, aging plumbing, windows, doors, plaster, flooring, ceilings, and historic woodwork require substantial restoration. The Nahant Fire Chief has publicly stated that, in the absence of sprinklers or any other fire suppression system, a fire would spread quickly and likely result in significant, irreplaceable damage, if not the loss of the entire building. The proposed project, estimated at

approximately $4 million, would address these long-standing deficiencies while preserving one of Nahant's most significant public buildings.

Recognizing the Town's funding limitations, the Trustees and the Friends of the Nahant Public Library have spent several years pursuing alternative sources of support. As a result of these efforts, we have secured a $2 million challenge grant from an anonymous donor committed to supporting the Nahant Public Library. In addition, generous Nahant residents and friends of the library have pledged $1 million, representing half of the required matching funds. The requested $1 million appropriation from the CG Proceeds would provide the remaining match needed to unlock the [redacted] grant. Importantly, this challenge grant expires in 2027 if the required match is not secured.

We believe now is the right time to move forward for several reasons:

- The library's long-standing needs are urgent and critical, placing both the building and the health and safety of its staff and visitors at risk. The Nahant Fire Chief has publicly acknowledged the urgent need for a sprinkler system and is fully supportive of the project.
- A unique opportunity exists to complete the restoration project with the benefit of $3 million in private funding.
- The requested $1 million represents only a portion of the Coast Guard Housing sale proceeds. Approximately $1.3 million would remain available for other Town capital needs.
- The use of CG Proceeds would not require borrowing and, by law, can only be used for capital expenditures.
- The use of CG Proceeds would not require the imposition of new taxes.
- The project is planned and shovel-ready, allowing construction to begin promptly after a public bidding process required by law.

There is momentum today that may not exist tomorrow. The need is clear, the funding opportunity is extraordinary, and the project is ready to proceed. We see no benefit in delaying action.

Yours very truly,

The Trustees of the Nahant Public Library

Anne Whyton Spirn

Anne Spirn, Chair

Linda Jenkins

Linda Jenkins

Anne C. Bromer

Anne Bromer

Cc: Alison Nieto, Town Administrator