

C.P.C EXECUTIVE SESSION MEETING MAY 22, 2015 TOWN HALL MEETING ROOM

PRESENT:

Helen Dunlap, Chair	Linda Kawa
Debra DeWitt Ahern	George Malonis
Harvey Gagnon	Mark Pease
John Hassan	Louise Tremblay

ABSENT:

Glen Edwards
Donald Plummer

ALSO PRESENT:

James Duggan Town Manager

Meeting called to order at 5:00 P.M by Chair, Helen Dunlap

One item of business

John Hassan made motion to go into executive Session.

Mark Pease amended motion to allow Town Manager J. Duggan to be present during executive session.

Members polled, all in agreement to enter executive session and allow Town Manager to be present.

Town manager discussed negotiation with Peter Richardson regarding the purchase of his property on Mammoth Road. Had a phone conversation on May 15, 2015 which spilled over to an in person meeting on Monday May18, 2015 at the property located on Mammoth Road, Dracut, MA.

Peter Richardson was very receptive to selling the property. Told Town Manager that he had other offers ranging from 3 to 5 million dollars but was not interest the offers.

Peter Richardson retained Attorney James Flood to represent him in the process.

Town Manager and Peter Richardson discussed the possibility of Peter staying on the property as caretaker after the town purchased it as a caretaker for a period of time. This time would be flexible. This would be in the best interest all parties and would give the town to develop potential uses for the property.

It would also provide protection to the property and buildings against vandalism and destruction of the property.

Town Manger expressed concern of the town becoming a landlord if the Town had to rent out the property. Municipalities not historically good landlords.

Town Manager-The project is important to the Town's heritage.

Peter Richardson receptive to staying on as care taker, once the Town owns the property. He would be responsible for the utilities. As Peter Richardson would be taking care of the property the Town Manager did not feel need to charge anything.

Having

Town Attorney and Peter Richardson's attorney will work out these details and draft an agreement regarding Peter Richardson remaining as caretaker.

Peter Richardson not in any hurry in being paid.

George Malonis stated that it was a good thing that we obtained the second appraisal due to various concerns when before the Town at the Town meeting.

It needs to be carefully articulated at the Town meeting regarding the reason for the two appraisals. The appraisal for \$1,800,000 had significant deficiencies.

Mark Pease-Addressed the issue of the two appraisals. The first appraisal looked at comparable properties but did not include any build out. The second appraisal was more thorough not only did it look at comparable properties it also took in to consideration build out options.

(Although the build out time was a little unreasonable)

Discussion on how the committee arrived at the \$2, 500,000 from the two appraisals. The board split the difference of the first appraisal of \$1.8 million and the second appraisal of \$3 million dollars.

Town Manager began a discussion of what number to put to town meeting. Suggestion was made to ask the town to approve the full \$3,000,000 to cover various costs associated with the sale of the property including the closing costs, consulting costs, maintenance costs etc. while developing a plan for the use of the property.

George Malonis asked if we had an estimate of the maintenance, engineering and carrying costs. It would be preferable to have a concrete number to put before the town as to the uses of the money being requested.

The Town Manager estimated that a consultant for this project would be around \$200,000. The consultant would be used to determine potential uses, planning, designing, find subsidies and grant writing and contact various agencies. Someone with expertise in the area would be sought and retained.

Suggestion made to go into June Town Meeting conservative. Additional monies for renovations could be requested in November once it was determined what needed to be done.

Discussion regarding the George Richardson Property across the street. The George Richardson property is separate and distinct from the Peter Richardson property and need not be part of

the discussion at Town Meeting. Questions will be addressed if asked but no need to offer any information.

Discussion by George Malonis regarding the releasing the appraisals and the negotiations between the Town Manager. Should we wait until a written agreement between the parties before releasing information? Information needed for various meetings next week, including Selectmen's meeting and Finance Committee.

A suggestion was made to ask the Town for \$2, 750,000 to cover sale price, costs related to closing and consultant.

The Town Manager raised the issue, for discussion, if the language in the article would allow the town to request the money to cover the closing and consulting costs. After discussion it was determined that the Article would need to be amended on the floor to include consulting/planning costs.

Initially it was discussed that the current Article would be amended to request a purchase price of \$2,510,000 to include costs associated with the purchase and transfer of the property to the Town.

An additional \$200,000 would be requested to cover the cost of a consultant to determine potential uses and reuses of the property, as well as, planning, designing, and grant writing.

Town Manager suggested that we could come back in November with R.F.Ps with numbers to support the request for additional funds.

Discussion by Helen Dunlap that the article did not specify a perpetual restriction.

A suggestion by the Town Manager was to purchase the land and retain a firm to determine re-use, grants etc. A plan could be defined to clarify where the restrictions belong. Helen Dunlap emphasized that a perpetual restriction must be placed on the entire property if it is purchased with C.P.A funds.

George Malonis suggested to amend to the article to include the following language

“To preserve whatever C.P.A activity”

After discussion it was decided to modify the language to

“Multiple C.P.A purposes with uses to be determined at a later date”

In order to establish a permanent restriction.

MOTIONS BEFORE THE BOARD

1. First vote to authorize release of appraisal upon receipt of binding offer of \$2, 510,000.

Motion by John Hassan, Louise Tremblay seconded motion. Motion passed unanimously. John Hassan made a motion to add the amount of \$2, 510,000. Motion seconded and passed unanimously after vote.

2 After additional discussion as to amounts needed to purchase the property and to cover all costs related to the closing George Malonis made a motion to amend the amount to \$2,525,000. Motion seconded by John Hasan. Motion passed unanimously.

3 A motion by John Hassan was made to amend the current article to include an additional \$200,000 to retain the services of a consultant to assist with planning, designing and grant writing. Motion was seconded by George Malonis. Motion passed unanimously.

4 George Malonis made a motion to release the appraisals and purchase price. Louise Tremblay seconded motion. Upon vote the motion passed unanimously.

Beaver Brook Property Article 23.

Helen will introduce Article.

Don Plummer will give presentation.

Town Manager will address amendments.

John Hassan move to come out of executive session.

After poll everyone in agreement.

Four votes taken during executive session.

Motion to adjourn made, seconded and passed unanimously.

Meeting adjourned at 6:00 P.M.

Helen Dunlop

Mark H. Pean

John Hassan

Linda Kawa

Louise Tremblay

Harvey J. Gagnon

Absent-Don Plummer