



Town of Adams Massachusetts 01220-2087

BOARD OF SELECTMEN

TOWN HALL BUILDING
8 PARK STREET

Wednesday, October 6, 2021, 7:00 p.m.

BOARD OF SELECTMEN MEETING MINUTES

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CALL TO ORDER: On the above date the Board of Selectmen held an Executive Session meeting at the Town Hall Board of Selectmen Room. Present from the Board of Selectmen were Chairman Duval, Vice Chairman Hoyt, Members Nowak and Rosenberg. Member Blanchard and Town Counsel St. John III attended via Zoom. Also present were Town Administrator Green, and Administrative Assistant Dunlap.

EXECUTIVE SESSION

#6.) To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body;

- Adams Memorial School Project

At 8:39 p.m. Motion made by Vice Chair Hoyt to go into Executive Session for Reason #6 as read aloud, second by Member Blanchard. Roll Call Vote: Chairman Duval, Vice Chair Hoyt, Members Blanchard, Nowak and Rosenberg. Motion passed.

At 8:40 p.m. a brief recess took place and the meeting reconvened at 8:47 p.m.

Vice Chair Hoyt posed questions regarding negotiations, moving a Town department over to the building, the relationship between developer and town, and to get clarification on the monetary portion. It was noted that both developers agreed not to charge the Town as part of a lease to use facilities, which was the cleanest legal relationship. It was pointed out that both developers had a similar end product and both evolved some between the time of the bid and the meeting to shore up their information: It was clarified that Wayland North would create condominium portions of the building, which would be totally owned by them and the Town of Adams would have no responsibility for any of the housing units. The Town of Adams would own the gymnasium and auditorium. It was explained that Mr. Mackin would prefer to own entire structure but the Town of Adams would lease with no fiduciary structure a portion for public use. Once voted upon, the Town would enter into a Developer's Agreement. Town Counsel St. John III will review the proposals. It was not clear if the inability to create a condominium structure would impact a final agreement. It was explained that once awarded the bid the developer has an obligation to do the project. Steps to go forward in the process were reviewed. It was noted that after the decision the Board needs to set additional parameters. Town Administrator Green and Community Development Special Projects Coordinator Cesan will negotiate final terms before the Board would grant the final contract. Discussion took place regarding the payment for the building being up for negotiation, and how taxes would be a factor. Maximizing the revenue to the Town over a 20- to 30-year period was considered. It was confirmed that TIFs are not going to be offered for housing. In inquiry was made whether the Town can receive income from sub-rental of the auditorium or gym if under developer agreement.

It was pointed out that under Wayland North the Town can receive income. Under Mr. Mackin the Town would be sub-leasing which would need to be negotiated and worked out. It was strategized that from an operating standpoint, clear ownership provides freedom to do what the Town wants to do with it and is the best standpoint and legal structure. It was noted as being less desirable to be a tenant. It was explained that it was important not to deter developers from bidding on future projects. Both developers wanted to charge \$250,000 in rent. One wanted \$126,000 from 40R and proposed to only pay \$1 for the building, expressing being more interested in the money. It was pointed out that the Town would put out money to make him money. The condominium structure was clarified. The developer would own their portion of the building and break it up to individually rented apartments. Concern was expressed about developers potentially taking on more than they can handle, which could affect the time it will take to complete the Memorial School project. It was noted that one developer wanted to start right away, and it was desired to have a developer do the project in a reasonable time frame. It was explained that there will be a structured timetable put together to have the project completed within reason. It was noted that one developer has already invested in Adams with the Jones Block project. Concern was expressed about the pricing of material and getting workers. A baseline will be set up to ensure the schedule is meeting milestones.

At 9:08 Motion made by Vice Chair Hoyt to exit Executive Session, second by Member Rosenberg. Roll Call Vote: Chairman Duval, Vice Chair Hoyt, Members Blanchard, Nowak and Rosenberg. Motion passed.

Respectfully Submitted,
Deborah J. Dunlap, Recording Secretary



Board Chair