



Town of Adams Massachusetts 01220-2087

BOARD OF SELECTMEN

TOWN HALL BUILDING
8 PARK STREET

Wednesday, December 15, 2021

BOARD OF SELECTMEN **EXECUTIVE SESSION 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 Chair Hoyt, Members Blanchard, Nowak and Rosenberg. Also present were Town Administrator Green, Town Counsel St. John III, Community Development Director Coughlin 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;

8 Weber Street, Adams
[REDACTED]
[REDACTED]

#3.) To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares;

- Local #204, State Council #93, AFSCME, AFL-CIO (Department of Public Works Unit)

At 8:02 p.m. Motion made by Member Blanchard to go into Executive Session for Reason #6 as read aloud for [REDACTED], and for #3 as read aloud/or Local #204, State Council #93, AFSCME, AFL-CIO (Department of Public Works Unit), second by Member Hoyt. Roll Call Vote: Chairman Duval, Vice Chair Hoyt, Members Blanchard, Nowak and Rosenberg. Motion passed.

A brief recess ensued. The meeting reconvened at 8:12 p.m.

Community Development Director Coughlin explained that [REDACTED] needs a discharge of lien as the property sold recently. He reviewed that the property had some Community Development Block Grant funds remaining, which would be paid back to the Town and put back into program income. He pointed out that the Board also recently discharged a lien for facade improvement. It was noted that a grant lien is for 15 years, and the amount reduces every year. **Motion made by Member Blanchard to discharge the Real Property Lien at [REDACTED] second by Vice Chair Hoyt. Roll Call Vote in Favor were Chairman Duval, Vice Chair Hoyt, Members Blanchard, Nowak and Rosenberg. Motion passed.**

Community Development Director Coughlin advised that the owner was combining mortgages for two properties and providing affordable rental units. He noted that he was looking to subordinate money owed to the Town through the Housing Rehabilitation Program, and by February of 2023 the amount owed would be less than what mortgaged. They are doing it a little early so they can refinance. *Town Administrator Green* advised that the properties are in good condition and the landlords are interactive with the Town. *Community Development Director Coughlin* noted they have not broken any program rules and there are no restrictions in place. They have to provide low income rent and have been complying so there is no reason not to allow it. *Town Counsel St. John III* pointed out that when he has dealt with these arrangements in the past, there is an element of risk when one subordinates to another mortgage and there is not enough equity. He noted it is already subordinate to the lien, so foreclosure or not, the Town could lose everything under those circumstances. He explained that the reality is that over time, the Town lien is worth less in February of 2023 and there would be enough equity, so the Town would get everything back. If there was a foreclosure everyone loses, including the Town. He advised if they are landlords providing good, affordable housing he is in support of it. It was not clear whether the taxes are paid on the properties. It was explained this request comes through the Housing Rehabilitation program and is a higher amount because they are multi-unit buildings. ***Motion made by Member Blanchard to approve the subordination agreement for [REDACTED] and [REDACTED] second by Vice Chair Hoyt. Abstention by Member Nowak. Voted in favor were Chairman Duval, Vice Chair Hoyt, Member Blanchard and Member Rosenberg. Motion passed.***

The Executive Session for Reason #6 concluded at 8:26 p.m.

The Executive Session for Reason #3 commenced at 8:26 p.m.

At 9:03 p.m. Motion made by Member Blanchard to come out of Executive Session, second by Vice Chair Hoyt. Roll Call Vote in favor: Chairman Duval, Members Blanchard, Nowak and Rosenberg. Motion passed.

ADJOURNMENT: Motion made by Member Blanchard to adjourn, second by Vice Chair Hoyt. Vote: Unanimous. Motion passed. The meeting adjourned at 9:03 p.m.

Respectfully Submitted,
Deborah J. Dunlap, Recording Secretary


Board Chair