



## *Town of Adams Massachusetts 01220-2087*

### BOARD OF SELECTMEN

TOWN HALL BUILDING  
8 PARK STREET

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### **Thursday, August 27, 2020** **Executive Session Meeting Minutes**

**CALL TO ORDER:** On the above date the Board of Selectmen held an Executive Session meeting on the first floor of Adams Town Hall. Present were Chairman Hoyt, Members Blanchard and Nowak. Present in the room as Town Administrator Green. *Vice Chairman Bush attended via telephone.*

### **EXECUTIVE SESSION**

*#6 To consider the purchase, exchange, lease or value of real property*

*At 5:52 p.m. Motion made by Member Blanchard to enter into Executive Session for Reason #6 as was read aloud, second by Vice Chairman Bush. Roll Call Vote: Chairman Hoyt, Vice Chairman Bush, Members Blanchard and Nowak. It was confirmed that Vice Chairman Bush was alone in the room and nobody could hear him.*

*At 5:54 p.m. the conference phone was moved from the Mahogany Room to the Board of Selectmen Room and then back again before the meeting commenced at 5:55 p.m.*

Town Administrator Green advised that Randy Ransford approached the Town to do a real property swap for releasing liens owed to the Town on 50 Commercial Street to 26 Commercial Street. He advised that once there was a Town Meeting date, Town Counsel advised it has to go on the Town Meeting Warrant. He explained that the 26 Commercial Street property has a lien associated to it and it must be cleared before the Town becomes the owner of the property. He advised that Community Development Director Cesan would be available to provide more intricate details. It is Tier 1 and working on Tier II cleanup. He noted the goal is not to spend any Town funds to clean it but to use Brownfields funds, as an internal policy decision on how to handle the property. He pointed out that based on the demolition lien and two outstanding tax liens, it is up to \$148,000. He explained that in a discussion between Treasurer Rice, Community Development Director Cesan, the Town Administrator and Town Counsel, by taking it for taxes the Town will never get what is owed. The property has a \$122,000 assessment, and could be purchased by someone else. He noted the Town has an interest in making it aesthetically pleasing. It would be a legal transaction and Town Counsel is making sure the proper language is there in the draft wording for the Town Meeting Warrant and is also working on language to authorize the Selectmen to negotiate the purchase and sale agreement. He noted that at Town Meeting it will require assistance by Board Members to advance this. He explained that points on the demolition and cleaning it up are important points to make. He noted that it would be unclear what the private sector would do with this property, and Mr. Ransford understands the value of the property to the Town. If 50 Commercial Street is sold and gets on the tax rolls everyone wins.

It is not a guarantee that funds won't be needed for environmental cleanup but that is the intent. It was noted that there could be some money involved but acquiring property will not cost the Town real money. If taken by eminent domain it is fair market value. It was noted that the property has been an option for the Town twice before and this is the third time. *Vice Chairman Bush* asked how much fuel is in the tanks and what condition the tanks are in. It was noted this information is available from Community Development Director Cesan from TRC. *Member Nowak* advised it was pumping gas not long ago and if there were any major leaks it would have been noticed. It was described as not being a double-lined tank. *Member Blanchard* advised when O'Connell's sold it they had the tanks pumped out and there may not be any fuel in the tanks. *Town Administrator Green* will get the information for everyone for Town Meeting. *Member Nowak* noted that if there is a need to put in runoff drainage it would accelerate it and tier it so water runs to the road and into existing catch basins. He pointed out that drainage Sets off alarms for Brownfields. ***Consensus was reached for Town Administrator Green and staff to move forward with it and Board Members will advocate for it at Town Meeting.***

***At 6:07 p.m. Motion made by Member Blanchard to come out of Executive Session, second by Member Nowak. Roll Call Vote: Chairman Hoyt, Vice Chairman Bush, Members Nowak and Blanchard. Motion passed.***

Respectfully Submitted by Deborah J. Dunlap,  
Recording Secretary

  
Board Chair