

TOWN OF ADAMS, MASSACHUSETTS

**ADAMS TOWN HALL BUILDING, 1st FLOOR, ADAMS, MA 01220
BOARD OF SELECTMEN EXECUTIVE SESSION MEETING MINUTES 01/23/2019**

On the above date an *Executive Session Meeting* was held. Present were Chairman Duval, Vice Chairman Nowak, and Members Blanchard, Hoyt, and Bush. Interim Town Administrator Cesan was also in attendance.

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.*

Motion made by Member Blanchard at 7:21 p.m. to enter into Executive Session for Reason #6, as read aloud, second by Member Hoyt. Roll Call Vote: Chairman Duval, Vice Chairman Nowak, Members Blanchard, Hoyt and Bush. Vote: Unanimous.

Vice Chairman Nowak shared concerns with the Board about the Youth Center building and the safety of the children there. Electrical components, the number of children, the use of a stove and oven on the second floor as well as the upstairs being full of combustible materials were noted. Though the Youth Center service was pointed out as being sorely needed by parents in the community, the future of the building was in question as well as having an agreement with the Youth Center before something happens. Other potential long-term uses of the property were discussed, and options were given of the building being taken down to make room for other structures. It was noted that other solutions for the Youth Center had been investigated. A suggestion was made to either negotiate a formal lease agreement with the Youth Center that sets parameters or to go through the disposition of the property and to make a decision whether to sell or give the building away. It was explained that the last time this was done a bid of \$50,000 was received by the former Town Administrator and the Youth Center stated they would appreciate it if the building was given to them. Discussion took place about the need for long term renovations. It was noted that the Youth Center has great programs and the Town wants to keep them in the community but there is no great space alternative. The high cost of heating the building was cited, and it was pointed out that the space has not been well-kept and is possibly unsafe. Member Hoyt disclosed to the Board Members that she had been on the Youth Center Board for nine years and won't be able to vote on this topic. It was noted that the facility must be inspected every year for the Youth Center to keep their license. They have been informed several times as part of the inspection that they must clean the attic and proceed to clean it up briefly then the clutter returns. It was noted that the Youth Center serves several hundred families, and an official lease may be the best option. Discussion took place about the Youth Center advising they need site control in order to get grants to renovate. Requests for Proposals (RFPs) and their process were reviewed. It was noted that in an RFP, a statement may be included of the criteria required for the town to consider waiving the cost. A desire was expressed to sit down with the Youth Center Board of Directors to discuss their plans. The Town's liability was pointed out if the building burned down someone got hurt in the building. It was noted that the Youth Center had expressed prior interest in moving to the Cheshire Elementary School, and discussion about what other buildings in town are available took place. The use of the Adams Memorial School was discussed and the Council on Aging using the facility is the main focus. It was noted that in past talks with the Youth Center they wanted to have the whole building. Concern was expressed that the current Youth Center building has an elevator shaft which no longer meets code and if improvements are done to the building it would have to be brought up to code. The source of the Youth Center's funding to purchase a building or renovate the current building was discussed at length. Concern was expressed that if the building was sold to them the Youth Center would probably not have enough funds to bring everything back up to code and do proper renovations.

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It was noted that another RFP could be issued to start the process. Research could be done to find out when the building was inspected and what was found. In the past, a former Building Commissioner advised the Youth Center to immediately take out the stove on the second floor, but as the kitchen doesn't have an Ansul System they were allowed to put in an electric stove with no frying permitted. Board Members expressed support toward the Youth Center having a good program, but also noted that they need to have some confidence that the building will be safe and upgrades are being made to the kitchen on first floor, not being on the second floor. It was explained that these would be appropriate concerns when evaluating proposals and interviewing interested parties, and if they do not meet the requirements the Town takes back the building. Upgrades could be phased as a precautionary measure. Interim Town Administrator Cesan advised if there isn't a reason to delay it, she could reach out to Ed St. John IV from the Youth Center to let them know that the Board is thinking about putting out another RFP. A new Town Administrator could work with the Board on creating an RFP going forward. It was pointed out that depending on what goes into the building it could be positive for taxes. The Youth Center is a Section 501(c)(3) so there would be no taxes. An RFP will be prepared for a workshop and it will be discussed further.

Motion made by Member Nowak at 7:56 p.m. to exit the Executive Session, second by Member Blanchard. Roll Call Vote: Chairman Duval, Vice Chairman Nowak, Members Blanchard, Hoyt and Bush. Vote: Unanimous.

Respectfully Submitted by Deborah J. Dunlap,
Recording Secretary



Board Chair

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