

TOWN OF ADAMS, MASSACHUSETTS
ADAMS TOWN HALL BUILDING, 1st FLOOR, ADAMS, MA 01220
BOARD OF SELECTMEN EXECUTIVE SESSION MEETING MINUTES 04/03/2019

On the above date an *Executive Session Meeting* was held. Present were Chairman Duval, Vice Chairman Nowak, and Members Blanchard, Hoyt, and Bush. Town Administrator Green and Community Development Director Cesan were 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.*

At 7:34 p.m. Motion made by Member Blanchard to enter into Executive Session for Reason #6, second by Member Hoyt. Roll Call Vote: Chairman Duval, Vice Chairman Nowak, Members Blanchard, Hoyt and Bush. Motion carried.

The Town was approached by B+B Micro Manufacturing, Inc. regarding an opportunity to purchase the property at Brown Packaging, at 201 Howland Avenue. They are currently renting space in Windsor Mill in North Adams. The Town was asked about a tax incentive program and a letter of intent for the application starts the process. An agreement would require Board and Town Meeting approval, and approval of the Economic Board of the Massachusetts Office of Business Development. The organization is seeking local tax incentives only at this point. A Special Tax Assessment Agreement (STA) was reviewed. The plan to bring jobs to Adams was reviewed and will allow them to expand. There is not a plan to close the North Adams facility as it would be beneficial to have both properties. \$150,000 will be done in security improvements and the installation of higher overhead doors to accommodate the work. The property is almost four acres and the building is 24,000 sq. ft. and the building value was being reviewed. It was explained that this business began a number of years ago and left the community and this is an opportunity to bring them back and to fill a vacant building. The Building Commissioner inspected the building, it is ready, and a permit will be needed when garage doors are put in. The potential use of rail access was discussed and the railroad could bring in commodities such as lumber, which can also be done with other businesses. Small businesses having control over property with rail line access would make them more valuable. Seven years in this agreement was noted as being generous and an inquiry was made about the Town getting funds back if the business sells the building. It was explained that the first couple agreements the Town entered into were twenty years and agreements are now commonly five to seven years. They are carefully monitored by the state to make sure they are enforced. The phased level of hiring new employees each year was reviewed. A past business arrangement was reviewed for comparison. It was explained that if they don't meet the agreement the agreement would have to be renegotiated. The process of the Economic Assistance Coordinating Council (EACC) was explained. If a building has been abandoned for over two years there could be additional benefits. The finalized STA Plan and Agreement will be prepared for the April 17, 2019 Meeting for approval.

At 8:46 p.m. Motion made by Member Blanchard to exit the Executive Session, second by Member Bush. Roll Call Vote: Chairman Duval, Vice Chairman Nowak, Members Blanchard, Hoyt and Bush. Motion carried.

Respectfully Submitted by Deborah J. Dunlap,
Recording Secretary



Board Chair

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