

September 5, 2012

On the above date the Board of Selectmen entered into Executive Session at 7:50 PM at Town Hall. Chairman Harrington presided, and present were members Michael Ouellette, Scott Nichols, and John Duval. Also present were Jonathan Butler, Town Administrator, and Edmund R. St John III, Town Counsel.

Subordination Agreement – 8 Weber Street

Interstate Investment Group, LLC is refinancing their mortgage and has asked the Town to subordinate the lien under the Adams Housing Rehabilitation Program to the new mortgage with Adams Community Bank. Generally, the Town's policy is to subordinate when there is adequate value in the property to cover any Town liens. In this case, the owners were asked to complete certain rehab work that could not be undertaken by the Town's HRP. The work and materials cost \$10,000, necessitating the owners to refinance. The assessed value of the investment property is currently at \$180,300 and the new mortgage amount and the Town's Lien total \$196,000. Recognizing the drop in multi-family housing values all across the country and the need for refinancing was due to the inability of the HRP to pick up the additional work; staff believes it is appropriate to subordinate. Importantly, by working with the owners on the project, four (4) housing units have successfully been upgraded to provide safe and convenient housing for low-income to moderate-income residents of Adams.

A motion was made by Member Nichols, seconded by Member Duval to approve the subordination of 8 Weber Street. – Roll Call Vote – Members Harrington, Nichols, and Duval voted 3 yeas, 1 nay voted by Member Ouellette. Motion passed.

A motion was made by Member Nichols, seconded by Member Ouellette to adjourn Executive Session at 8:14 PM – Roll Call Vote – Unanimous vote, motion passed.

Respectfully Submitted
Melissa Schaffrick
Recording Secretary

BOARD OF SELECTMEN APPROVED FOR RELEASE SEPTEMBER 17, 2014