



Town of Ashland

MASSACHUSETTS

BOARD OF SELECTMAN

Minutes

Executive Session

February 14, 2018 – 6:15PM

Town Hall

Call Meeting to Order – Executive Session – Rob Scherer 6:18 pm

Executive Session: Pursuant to G.L. c. 30A sec 21(a)(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.

In Attendance: Yolanda Greaves, Carl Hakansson, Joe Magnani, Steve Mitchell, Rob Scherer, Michael Herbert

Call to Order: Rob Scherer called the meeting to order into Open Session at 6:18 PM

Mr. Scherer moved to enter into Executive Session pursuant to G.L. c. 30A sec 21(a)(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. Once Executive Session is complete meeting will resume in open session.

Second by Mr. Mitchell

Roll Call Vote 5-0

Mr. Herbert provided an update on the status of the 133 West Union Street negotiations and the offer to purchase the real estate which included the following provisions:

- 1) A purchase of 7.62 acres for \$3,500,000.00. With legal and affiliated costs, total purchase price is \$3,525,000.00.
- 2) The purchase is contingent on passage of a debt exclusion. The purchase agreement includes the use of up to \$800,000.00 in Community Preservation funds.
- 3) The purchase includes a Declaration of Restrictive Covenants with abutting landowners Cynthia Hicks, Robin Hicks and Stuart Eynon.
- 4) The offer is contingent on the seller providing a release from any Third-Party Purchasers.

The Board entered into a discussion of both the Offer to Purchase Real Estate, the use of Community Preservation funds and the potential CPA accounts to be utilized. The Board agreed to recommend the use of Open Space and Historical CPA buckets.

The Board took votes on the Offer to Purchase Real Estate, the Declaration of Restrictive Covenants, the Memorandum of Agreement and the information release from Executive Session:

- 1) Motion to make an Offer to Purchase Real Estate as presented
Motion-Mitchell, 2nd-Magnani Vote 5-0
- 2) Motion to accept the Declaration of Restrictive Covenants as presented
Motion-Mitchell 2nd-Hakansson Vote 5-0
- 3) Motion to enter into a Memorandum of Agreement as presented
Motion-Mitchell 2nd-Hakansson Vote 5-0
- 4) Motion to release 133 West Union Street negotiation and discussion from
Executive Session
Motion-Mitchell 2nd-Magnani Vote 5-0

Mr. Mitchell moved to adjourn from Executive Session at 8:04 PM. Second by Ms. Greaves. Roll Call
Vote 5-0

Ms Greave moved to adjourn from Open Session at 8:05 PM. Second by Mr. Hakansson. Vote 5-0

Meeting Documents:

- 1) Offer to Purchase Real Estate
- 2) Declaration of Restrictive Covenants
- 3) Memorandum of Agreement

Meeting Materials:

This agenda is subject to change and includes those items reasonably anticipated by the Chair to be discussed at the meeting. Not all agenda items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.