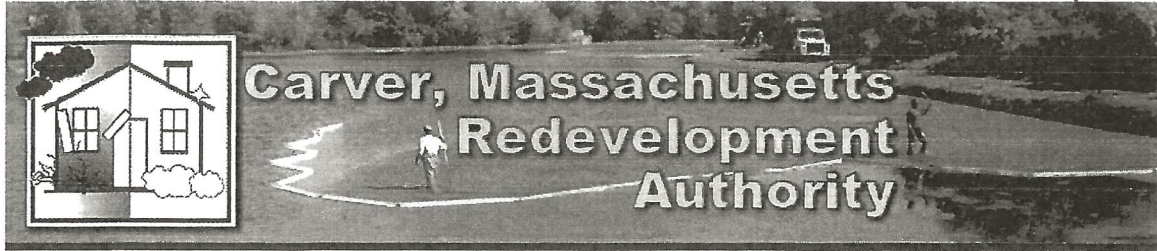


2/20/24 VOTED TO release

appraised 1/14/2020



Executive Session Meeting Minutes for December 10, 2019, Carver Town Hall, Room 3

Attendees: William Sinclair, Chairman; Savery Moore, Vice Chair; Sharon Clarke; Johanna Leighton

Also in attendance: Jim Walsh, Planning Director; Michael Milanoski, Town Administrator

Absent: Brian Abatiello

Entered into Executive Session at 5:34 PM – Roll call vote noted on Regular Session Minutes.

Mr. Sinclair -

Rte. 44 development – We were looking for a letter, in writing, from them to Mr. Borofski. We have a letter dated 12/2/19 offering \$462K.

We had asked for a check in the amount of \$7K. It has been received.

Mr. Walsh – We sent the 2 appraisals to DHCD, awaiting approval. We also have to get a relocation consultant to assist with the process. I talked to one who will send a proposal; looking for one or two more. I dealt with a consultant up in Quincy; It's usually \$25K relocation cost and up to \$2500 to search for new location and possibly additional cost to move equipment to another site. Mr. Milanoski – This covers for when forcing someone to move, you have to pay all of their cost – reprinting business cards, letterhead, equipment moves, etc., we can specify mileage, it doesn't matter where they are moving to. Mr. Sinclair – Is there a cap? Mr. Milanoski – It has its own appraisal process. They will get a settlement number. Mr. Moore – Does this include the moving expenses? Mr. Milanoski – It is an "all in" number. Mr. Sinclair – Any type of time line from DHCD? Mr. Walsh – I am estimating Mid January, based on my

conversation with them. Mr. Moore – Did we talk with Joe Clancy? Mr. Walsh – Yes, he is standing by his evaluation. Mr. Milanoski – That is unusual as you are not supposed to look at what is happening today. He did use the Walsh property. Jim made him aware and he is comfortable with that. Ms. Leighton received clarification as to the appraisals. Mr. Milanoski – The 8/13 Conference call was followed up with a letter, with no response from the property owner. Ms. Clarke – Was the counter offer over a phone conversation? Mr. Milanoski – As far as we know. Mr. Walsh – In the minutes, Mr. McLaughlin mentioned his previous offerings. Mr. Milanoski – At least now, you have something in writing. When you get the approval from DHCD, you will need to decide what's next. Mr. Sinclair – What are they approving? The Board continued to discuss strategy.

Mr. Milanoski – Your task would be to get the letter from DHCD and move forward with contacting parties. If they do a private to private deal, he may not have to leave right away; it could be part of the agreement. Ms. Clarke – Is there a road going through this property? Mr. Sinclair – No, the access is south of that. His property is real close to one of the proposed buildings. Mr. Walsh – The only things on his property are a Quonset hut and some pieces of equipment. Mr. Sinclair – Did we do any testing on the site for the money spent? Mr. Walsh – No. Mr. Sinclair – Did we get reimbursed from the developer? Mr. Milanoski – It should be in your packet. Ms. Leighton – I don't see any reimbursement to our account. It was for \$880.00. Mr. Walsh will follow up on that. Mr. Moore – I am concerned that the 8/19/19 letter that George sent is still very vague; there are no exact numbers. Mr. Milanoski – In this time, it was verbal offers being thrown out to Mr. Borofski, which is what he shared on the conference call with us. Mr. Moore – Would it be fair of us to ask George at a meeting to ask what he would be willing to go to? Mr. Milanoski – You don't want to get into his strategy. Mr. Sinclair – We went to the state with two appraisals; the state is going to come back with something. That will give us our focus. Ms. Clarke – We follow our course of action and stay true to ourselves; let Mr. McLaughlin do what he feels is necessary. Mr. Moore – I think the best case scenario is to get to a sale without eminent domain.

8/13/19 – Minutes

Mr. Milanoski – I would like to postpone a vote and have All Executive Session minutes reviewed by Town Counsel.

8/8/19 Executive Session – Per Mr. Milanoski, separate Forest Street and URP so it does not delay the release of the Forest Street minutes.

Return to regular session:

Motion to enter into regular session at 6:25 PM: Mr. Moore

Second: Ms. Clarke

Approved: Unanimous roll call - all affirmative - 4-0-0