



Meeting Minutes for July 20, 2021 at 6:00 PM, Carver Town Hall, Room 4.

The proceeding will be videotaped and rebroadcast by Area 58 TV.

Attendees: Sharon Clarke, Chairman; Savery Moore, Vice Chairman; Johanna Leighton, Acting Treasurer; Paul Kostas, Member; Patrick Meagher, Member

Also in attendance: Jim Walsh, Town Planner; Craig Schoaf, Assistant Finance Director

Absent:

Meeting opened by Ms. Clarke at 6:00 PM

Update on ongoing projects

1. Urban Renewal Plan –

Ms. Clarke – Everyone should have received the proposed agreement to hire a consultant. We don't have to decide on this tonight. Mr. Walsh – I also reached out to SRPEDD again today and to the Quincy Deputy Director. Quincy has a few consultants for help in their URP, in various areas. Ms. Clarke – When I was on the Zoom call with Greg Corbo and Katherine Klein, we mapped out the parameters and Katie drew up this agreement based on that conversation. We can discuss this at the next meeting, after you have had time to review it. I don't think we need to put it up for bid. Mr. Moore – This establishes that they are paying for it? Ms. Clarke – If it moves over to Hillwood, we will have to draw up another one, with a separate account. Ms. Leighton – When we did all the appraisals and such, we didn't go out to bid; when I saw this, I thought this was the same. Ms. Clarke – I just think we have to find out the process. Mr. Meagher – There might be a bidding process; there is some kind of process that needs to be followed. Mr. Walsh – I will follow up.

Ms. Clarke – On Thursday, Rick indicated that he would like to institute a meeting of the department heads / Chair (any department that has something to do with this project). His thought is to have a meeting every other week to keep each other updated. If I can't make it to a particular meeting, we will talk about who would be best to attend. We have to watch the number of attendees from the Board. Ms. Leighton – Will there be an agenda? Mr. Walsh – Rick will probably put out something specific for the next meeting. Ms. Clarke – The Fire Chief is moving along very quickly. Ms. Leighton – Who is taking the minutes? Ms. Clarke – It is not a posted meeting; just a staff meeting. There are no votes. Ms. Leighton – Tax payers were very angry when the police department was being built and they had meetings at 8:30 in the morning. People wanted minutes on those meetings and there weren't any. Mr. Walsh – I don't know what type of meetings those were. Ms. Clarke – This is just like a staff meeting. Ms. Leighton – You should ask Rick; we don't want to get in trouble. Mr. Moore – This will make it more cumbersome. Sharon will be the keeper of all the information who will then get the information to us. I don't like that I will have to wait a week or more to get that update. I would like to have as many of us there as possible. We are under a time limit. I would like to be able to provide information as quickly as possible. If I have to wait a week or

two to get that than that's a problem, we need to be able to react in the moment. Mr. Kostas – How reasonable is it to say that if something would be of significant interest to the rest of us or needs input from the rest of us, we could say that we have to regroup before this Board to help avoid any issues? Anyone pertinent to the conversation can attend an RDA Meeting. Ms. Leighton – I agree with Savery. How about Zoom Meetings? Mr. Moore – We have to be involved every step of the way. Ms. Clarke – I think that we need to take the concerns to Rick; I am going out of town. Ms. Leighton – What's the big deal? Just post the meeting, if necessary. Mr. Moore – I agree. I think that we would all want to know what is happening as it's happening. Ms. Leighton – Sharon, what is your opposition to posting the meeting? Ms. Clarke – It wasn't meant to be a public meeting. Mr. Moore – I think you can post it as a "working meeting." Mr. Walsh – I would have to check on that. Mr. Schoaf – The intention of this was to get everyone on the same page. Ms. Leighton – Jim is supposed to be in charge. What are you doing? They are supposed to go through Jim to arrange meeting with various department. Mr. Walsh – I believe that the Board gave them permission to work directly with the Fire Department. Mr. Moore – Could I attend as the Chair of Conservation? Mr. Walsh – I can talk to Rick to see if we can figure out the best way to make this happen. Ms. Leighton – You said that these people are calling and talking to the developer? Mr. Schoaf – We are trying to have everything flow through Rick (Between assessing office and Rte. 44). Ms. Leighton – So let's say Hillwood wants to have a meeting with the Board of Assessors, they call you? Mr. Schoaf – Yes, but we are working on it going to Rick. Ms. Leighton – I appreciate Rick, he is the Town Administrator, but we have a Town Planner that is supposed to be working for us? He's the Executive Director; is he not involved? Mr. Schoaf – I think the intent was to have the top of our organization be in contact with the top of their organization. Ms. Clarke – What we like to do is cut off the idea that Rte. 44 wants to fast track this. This was set up as an informational flow chart. I don't know when someone calls Mr. Schoaf or Chief Weston. Ms. Leighton – George McLaughlin still owns all of this; those people should be in the middle getting information back and forth to Hillwood. Mr. Meagher – In past projects that I've been involved with; there is value in having a defined communication process. That is basically what this is. I have, in the past, always matched one to the other (top person to top person, etc.). One of the worst things that could happen is having multiple lines of communication. There is not a lot of room in this timeframe for anything other than a defined communication process. Mr. Moore – I don't disagree. I do have issue with only the top people talking to each other; we all need to hear it as it is happening. Mr. Meagher – I will talk to Rick tomorrow and convey those thoughts to him. The deadlines are more critical between Hillwood and Rte. 44. Ms. Leighton – I am sticking with Bob Delhomme. At that meeting it was decided that everything would go through him. Ms. Clarke – I think that there have been a lot more moving parts added within the last month. It's difficult to keep track of everything if the information isn't being funneled down from one spot. I hear all of your concerns. Mr. Walsh – Do you want to try to meet with Rick tomorrow, together? Ms. Leighton – All of those departments work for the Town. If they are reaching out to Rick and he is setting up meetings, we aren't involved. Do we just get briefings from Rick? I agree with Savery, we need updates right away. Ms. Clarke – Rte. 44 and Hillwood are under a different timetable. They are looking at P&S, etc., we are focused on Town Meeting. Mr. Moore – We started this discussion around getting the consultant, Whoever we hire will need to hear everything that is going on as well.

2. 90 Forest Street, Discussion and possible vote -

Ms. Clarke - We are scheduled to be in front of the Board of Selectmen at 7:15, to sign the deed. Ms. Leighton – Just the deed? Ms. Clarke – The question will be if the Select Board wants to do them both together. The MOU is really a negotiation between the Select Board and the RDA. We used, as a prototype, the one they signed before. Chair and Vice Chair were given a copy of two MOUs and a copy of the deed last week and asked to distribute to the remaining Select Board members. The history was laid out, along with the documentation/votes. Mr. Schoaf is here to answer any tax questions Mr. Schoaf – At the time of foreclosure (9/2014), accrued taxes/fees due were in the amount of \$37,944.71. Ms. Clarke – Once it is owned by the Town, do taxes continue to accrue? Mr. Schoaf – No, it becomes exempt. Mr. Walsh – There is 10% of the gross for RDA, plus expenses. The remainder is paid to the Town (including the value of those taxes). Ms. Clarke – Yes but separate checks are needed for record keeping. Ms. Leighton – Tonight, if the Board of Selectmen sign off on the quit claim deed, we would continue on in the process and have it filed with the Registry of Deeds. It would not hold up the sale for Mr. Williams. We have a check for \$5000.00 from Mr. Williams. We need to deposit that check to make sure that it clears. KPLaw and Mr.

Williams need to be notified that we plan on closing the sale. After it is recorded, we need to continue and close the sale. Our discussion with the Selectmen can be two parts. First of all, we can go 10% as the original MOU said and have the Town write us a check for our expenses. The other part of the MOU says that the purchaser would pay pro forma taxes. Mr. Walsh – The attorney explained that the purchaser after signing the deed pays the rest of the year’s taxes. Ms. Clarke – He doesn’t pay back taxes. Ms. Leighton – I didn’t interpret the pro forma taxes as going forward. Mr. Schoaf – It is prorated by the number of days left in the fiscal year, based on the sale price, not the assessed value. It would cover the taxes from the date of being recorded through June 30th of this fiscal year. If you wanted the \$37,944.71, that would cover what we put in tax foreclosure when the property was foreclosed on. Ms. Leighton – We could continue with the closing of that sale. He would write the check to the attorney. The attorney would prepare the closing documents. We would give her a settlement because she needs to give us back the 10% and all of the expenses we have incurred. I don’t think KPLaw is aware we are entitled to that. Ms. Clarke – We aren’t there yet. According to the P&S, he does not want to close until he has a building permit. The P&S gives him the ability to go before Planning. Ms. Leighton – At some point we need to come up with our closing costs. Ms. Clarke – I did talk to Rick about the fact that maybe some of these legal expenses are really the Selectmen’s legal fees as they should have been able to give us the deed. Ms. Leighton – That’s different, we have to make sure that the RDA gets their fair share. Mr. Walsh -We do have to get that check deposited soon. Ms. Clarke – If all of the Selectmen don’t sign tonight, that’s okay. We have a little time. We are amenable to negotiation on the MOU. Mr. Walsh – Just an fyi, there is an invoice from KP Law. Ms. Clarke – We will have to keep track for the records. Mr. Walsh – Ms. Klein wanted a copy of the signed P&S; can I send that? Ms. Clarke – Yes, please do.

3. Bills Payable – KP Law - \$900.00
4. Anything new -

Treasurer’s Report – Nothing tonight

Minutes:

- **April 6, 2021, Executive Session – Tabled until the next meeting.**
- **June 24, 2021 – Tabled until the next meeting.**

Members Comments:

- Ms. Clarke –
- Ms. Leighton –
- Mr. Moore – When we spoke to Mr. Delhomme at the last site visit and mentioned a consultant, that seemed foreign to him. Is there any conclusion to whether they are paying for it? Ms. Clarke – I believe I have it in an email from Hillwood that they would pay for it. I will check on that.
- Mr. Kostas -
- Mr. Meagher –

Next Meeting:

Our next meeting is on August 3, 2021 at 6:00 PM, Room 4

Adjournment:

Motion was made to adjourn this meeting at 6:55 PM: Mr. Moore

Second: Ms. Leighton

Approved: Unanimous (5-0)

Exhibits

A: Agenda