

**BOARD OF SELECTMEN
6:45 PM EXECUTIVE SESSION
ROOM 204
January 28, 2019**

The chair called the meeting to order and announced that the board would be entering executive session to consider the purchase, exchange, lease or value of real property located at 19-21 Maple Street as an open meeting may have a detrimental effect on the negotiating position of the Board. Ms. Adachi moves, Ms. Gardner seconds.

Present: Town Manager John Mangiaratti, Katie Green, Joan Gardner, Jon Benson, Peter J. Berry, Janet K. Adachi, and Lisa Tomyl Recording Secretary.

Mr. Benson called roll at 6:45 PM:

Ms. Adachi – aye
Mr. Berry - aye
Ms. Green – aye
Ms. Gardner – aye
Mr. Benson – aye

Mr. Mangiaratti gave the board an overview of the proposed lease of 19-25 Maple Street. Gordon Richards has offered a five year lease on the parking lot portion of his Maple Street property from his attorney. Mr. Mangiaratti asked the Board if they want him to pursue the lease as well as a right of first refusal to purchase the parcel. Mr. Mangiaratti mentioned that there are other parties interested in the parcel. Mr. Richards seems to be more comfortable with the lease arrangement. The cost of the lease, at \$4,000 per month would be partially be offset from revenue of the parking spots. However, with fewer than 40 spots due to snow management and ADA compliance, the cost of the spots at \$5 per day would not cover the cost of the lease. Mr. Richards also does not want to pay property tax on the parcel as part of the lease. The Town would run the leased portion of the parcel as a municipal parking lot. The Town would have to raise the price of parking spots to cover the lease although we could cover the lease for a year with parking lot funds. Ms. Green moves to authorize the Town Manager [REDACTED] [REDACTED] to negotiate either a lease of all or a portion of the property, a right to first refusal to purchase all or a portion of the parcel, the purchase of all or a portion of the property, or any combination thereof; to prepare a warrant article for the BOS to place on the Annual Town Meeting warrant, any necessary authorizations or appropriations to accomplish the outcome reached in the negotiation described in the motion, and all other actions on behalf of the BOS that are reasonably necessary, in the judgment of the Town Manager, to acquire rights for the Town to 19-21 Maple Street in Acton, and to bring back to the BOS prior to finalize on the Town Meeting warrant. Ms. Gardner moves, Ms. Adachi seconds. All Ayes. (5-0)

Roll call:

Ms. Adachi – aye

Mr. Berry - aye

Ms. Green – aye

MS. Gardner – aye

Mr. Benson – aye

Ms. Adachi moves to exit executive Session, Mr. Berry seconds, all ayes (5-0)

Respectfully submitted,

Lisa Tomyl, Recording Secretary

Jon Benson, Clerk

Dated: February 28, 2019