

# TOWN OF ADAMS

## BOARD OF SELECTMEN MEETING MINUTES

WEDNESDAY, January 20, 2016  
ADAMS TOWN HALL, 1<sup>st</sup> FLOOR, ADAMS, MA 01220

On the above date the **Board of Selectmen** and held an *Executive Session* meeting at the **Adams Town Hall** at **8:18 p.m.**

### EXECUTIVE SESSION

*#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;*

*Motion made by Vice Chairman Snoonian to enter into Executive Session for purpose #6 as outlined  
Second by Member Harrington*

*Roll Call Vote: Chairman Blanchard, Vice Chairman Snoonian, and Members Nowak, Duval, and Harrington*

*Motion passed*

*A brief recess took place at 8:18 p.m. and the Executive Session was called to order at 8:25 p.m.*

A letter by Community Development Director Donna Cesan was read regarding discharging the lien of a Grove Street property.

*Motion made by Vice Chairman Snoonian to approve the discharge of the lien of the 115 Grove Street property*

*Second by Member Nowak*

*Unanimous vote*

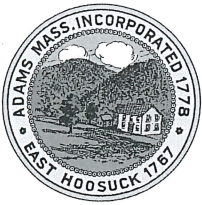
*Motion passed*

Discussion took place about CDBG façade program money used for projects not completed as proposed with businesses that don't open. There is no way to enforce them getting up and running and executing it would be complicated. A small performance bond of \$5,000 could be considered to require property owners to actively market the building or finish the project so it can be occupied, but cannot guarantee the business owner is successful.

**Town Counsel St. John III** advised a performance bond would be prohibitive, and gave an example of a project with phases that were essentially satisfied, but did not complete what they said they would do. He recommended from a lien standpoint to be in a position to have ownership as a creditor and the ability to go after the building. A performance bond is designed to see that the project is finished. Grants distributed by the Commonwealth cannot have stipulations on them. It is possible this would weed out projects that are not viable.

*Consensus was reached by the Board to look into a lien performance bond.*

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*Motion made by Member Nowak to exit Executive Session for adjournment*

*Second by Member Harrington*

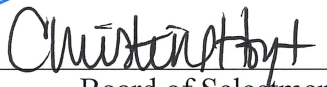
*Roll Call Vote: Chairman Blanchard, Vice Chairman Snoonian, and Members Nowak, Duval, and Harrington*

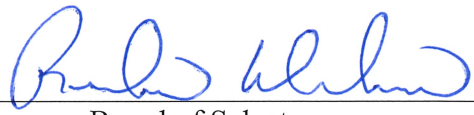
*Motion passed*


*The Board of Selectmen Executive Session Meeting concluded at 8:45 p.m.*

Respectfully Submitted by Deborah J. Dunlap,  
Recording Secretary

  
Board of Selectmen

  
Board of Selectmen

  
Board of Selectmen

  
Board of Selectmen, Chair