

Minutes of Finance Committee-Final

DATE: January 28, 2008

LOCATION: Medway High School: Library
155 Summer Street
Medway, MA 02053

PRESENT: Frank Faist, Joy Smith Dahl, Phil Giangarra, Phyllis Cerel, Larry Ellsworth, Ned Myers, Rob Kenney, Paul Marble, Mark Brown, Eric Arbeene, Jan Fish

ABSENT: None

GUESTS: Suzanne Kennedy, Mark Cerel, John Schroeder, Andy Rodenhiser

PURPOSE: Ask questions re: Presentation of Medway Community Preservation Committee's proposal to purchase 50 Winthrop Street, Medway and review Special Town Meeting Warrant for meeting 1/28/08

Robert Kenney called the Finance Committee (Fin Com) meeting to order at 6:30pm.

Frank Faist asked for an explanation of why Community Preservation Committee (CPC) is splitting up the money to purchase this property.

Mark Cerel stated the following:

- CPC is required annually to either allocate or spend funds.
- Funds go towards: Affordable housing, historical preservation or open space.
- 70% can accumulate for any purpose
- Must delegate part to open space
- CPC finds properties they approve of and recommend to the town, their goal is to find properties that are self sufficient
- On this property:
 - House could be used
 - Barn and garage could be demolished (CPC funds could be used for this with Town Meeting approval)
 - CPC not looking at historic preservation for this property or the home

Questions by Fin Com members presented the following information:

- There is no hazard to the town on the house or garage, barn is boarded up and nailed shut
- It was suggested that the barn boards could be sold to a vintage wood company, removing the liability from the town and profiting from its sale
- There are no hazards to litigate for the town, a home inspection has been done and an affidavit of warranty has been obtained from the owner.
- There is an organic farm company interested in leasing the property and operating an organic farm. Being connected to Briggs farm this could be a future opportunity to expand the property.
- If there is any run off to Chicken Brook, it would be organic
- House is structurally sound, home inspection complete
- Land and house could be leased out together

- Fields-haying would need to be kept up in order to keep them "haying fields", this may need to be contracted out if the property is not leased
- There is no potential income available from the state as CPC fund is already 50% state money
- CPC will be able to manage the property at this point. John Schroeder has started CPC and has a lot of help from the community going forward
- This parcel is highly desirable, has watershed, can hook up to other potential properties for CPC, scenic roads, connects to Briggs farm (John Schroeder-CPC has spoken to Mr. Briggs and he has agreed to be an unpaid consultant to CPC, hopefully opening up future talks about his land)
- CPC is always looking for alternative properties with the best interest of the town in mind
- By FY 2008 end CPC will be back to \$3,425,000.00
- This transaction is the most proactive transaction in the history of the town

Andy Rodenhiser advised the Fin Com that there would be a Warrant article for a Town Meeting that will create an Affordable Housing Trust Fund. Builders will be able to put money as part of the application process into this trust to aid in affordable housing in the community in lieu of allocating part of a development project for affordable housing as is now done.

Mark Cerel stated that he has had discussions with "The Community Builders", a non-profit business that builds affordable housing. They require millions of dollars and it was decided that CPC could use that money to purchase, maintain and manage properties themselves. Mark also stated that affordable housing is a very controversial project for CPC to undertake.

The next step for this project is to have the warrant article passed at Special Town Meeting 1/28/08.

Once approved the sale will be closed. Medway Counsel has obtained the title through outside Counsel

A Town Meeting article will need to determine the use for the property

Rob called for a motion to approve the warrant article as written (see attached 1/28/08 Special Town Meeting Warrant). Ned made a motion to approve this warrant article which was seconded by Frank and approved by a unanimous vote.

Mark Cerel explained that if the motion does not pass at Special Town Meeting he would be looking for a motion to pay the legal fees involved in this project of \$24,000.00.

Discussion was had on the reading of the motions. Robert Kenney will read all articles and Mark explained that there is no need to read the Mass. General Laws (M.G.L's) listed in the article.

Mark Cerel explained that there will be no changes allowed to be made on Article 2. This is for legal reasons, however there can be a motion made to change the allocated amounts to lower amounts.

Rob requested a motion to end the Fin Com Meeting @ 6:55 pm. Ned made a motion to end the meeting, which was seconded by Joy and approved by all present.

Respectfully submitted,

Wendy Harrington
Finance Committee Secretary