

Mechanics Hall Committee

Minutes from Monday, October 29, 2018

6:31p.m. Chair Larry Pistrang opened the meeting. All members present. Amanda Keohane from the Landmark attended.

1. We unanimously approved the minutes of the last meeting with one typographical error to be corrected at 6:38 p.m.
2. Regarding our town-wide survey: Jennifer contacted Trish Settles from Central Mass Regional Planning Commission and she is very willing to have her organization help design our survey questions, set up the survey and analyze the results for us. Another employee, Connor Robichaud, will be the primary person doing the survey. Jennifer will check if we can distribute the survey in the PMLD bills. Larry will send a survey to Jennifer before our next meeting,
3. Larry will give us a snapshot of the information regarding Mechanics Hall (at 104 Main Street) at the next meeting.
4. None of us were available to attend the October 22nd meeting of the Town Assets Committee so cannot report back on it but Karen will look for the minutes of that meeting on the Town website.
5. Larry found information regarding the process of selling a town building and gave us all copies of it. The price would be determined by the Assessor's office. If the Town wants to sell the building below market price they have to submit reason to the State. Regarding solicitation, if a solicitor agrees to all of our terms then logically we would select the highest bidder all other things being equal. However, Jennifer pointed out that for the preservation of a historic building it makes sense to consider *the overall value of the offer*; we would bear in mind the cost of restoration when deciding on the sale price. The Committee believes we should make as many decisions as possible to present a plan that the Board of Selectmen can implement without the need for further work. Jennifer accessed a real estate site that listed on the 2018 tax bill MH as being valued at \$252,100 (\$66,800 for .31 acres of land and \$185,300 for 3,360 sq. feet of building). Karen will contact the Assessors' office to ask them to assess it as soon as possible. If they decline the Town would have to pay an independent assessor, as it must be done prior to the sale.
6. Next meeting will be on Tuesday, November 13, 2018 at 6:30 p.m. Larry will send an agenda soon and Karen will book the small room of the Annex for that date. Meeting adjourned at 7:12.