

Executive Session Minutes of the Meeting of the Board of Selectmen
Friday October 16, 2015

Present: Selectmen Eric Hevy, Mary Walter, and Robert Smith. Also participating via telephone was Paul Zekos, auctioneer, from his office in Shrewsbury, Ma.

The meeting was called to order at 4:02 PM with Mr. Zekos participating via telephone. The purpose of the meeting was to finalize plans for the forthcoming auction of Town-owned tax title properties. At 4:08 PM, the Board entered Executive Session since the discussion to follow would involve information about an upcoming property auction and strategy related thereto. A motion was made by Ms. Walter, seconded by Mr. Smith, to enter Executive Session. Roll Call: Mr. Hevy, yes; Ms. Walter, yes; Mr. Smith, yes. The vote was unanimous. The Board entered Executive Session at 4:09 PM.

Mr. Zekos summarized the proposed auction process for the Board, indicating that #8 and #10 Ryan Road would be auctioned together; #16 Ryan Road would be auctioned separately; and a decision would have to be made about how #18 and #20 Ryan Road would be auctioned, to maximize the amount realized for those parcels.

Mr. Zekos explained that he had received information that both #18 and #20 Ryan Road had successfully perked, but was later informed that the test had not been completed on #20. Several options were possible: given the frontage available, it might be possible to reconfigure the parcels, allowing for a successful perk test. This would take time, however, and might delay the auction. Another possibility was to auction the parcels, with no guarantee that #20 would perk. However, this might lower the value of the parcel. To insure a good selling price for the property, Mr. Zekos suggested that #18 and #20 be sold together, allowing the winning bidder to later divide the two parcels for maximum benefit.

The Board discussed the various options available for #18 and #20 Ryan Road. It was noted that if the parcels were reconfigured by the Town, additional time would be needed and the auction might have to be postponed. Given the attractiveness of the combined parcels to a prospective bidder or bidders, it was agreed that the best solution was to offer the parcels together. Mr. Zekos agreed that this was preferable to selling them individually.

Having reached agreement, a motion was made by Ms. Walter, seconded by Mr. Smith, to sell at public auction #8 and #10 Ryan Road together; #16 Ryan Road separately; and #18 and #20 Ryan Road together; also to be sold at public auction was #3 Orchard Road and #102 East Brookfield Road, previously discussed with the auctioneer. The vote was unanimous. Mr. Zekos was authorized to complete arrangements for the marketing of the properties, and the public auction.

Mr. Zekos indicated that he would forward auction materials to the Selectmen, and also list the properties. He asked if a link could be established on the Town's website to the listing. The Selectmen agreed. He also noted that he would need 'opinion letters' from the Town's Building Inspector, which Mr. Zekos indicated should also be reviewed by the attorney handling the process for the Town Treasurer. Sample letters had been forwarded for completion to the Town. Ms. Walter indicated that she would oversee this task and would talk to the Building Inspector the next day and expedite the process.

Mr. Zekos indicated that the Board should contact him at any time if they had additional questions about the forthcoming auction. The Board's discussion with Mr. Zekos ended at 4:51 PM.

There being no further business to discuss in Executive Session, a motion was made by Ms. Walter, seconded by Mr. Smith, to exit Executive Session. Roll Call: Mr. Hevy, yes; Ms. Walter, yes; Mr. Smith, yes. The vote was unanimous. The Board ended its Executive Session at 4:53 PM.

There being no further business before the Board, a motion was made by Ms. Walter, seconded by Mr. Smith, to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 4:55 PM.

Attachments

Respectfully submitted,

Robert Smith