

TOWN OF BROOKFIELD
SELECTMEN'S MINUTES
TOWN HALL, BANQUET ROOM

MINUTES OF January 15, 2008

EXECUTIVE SESSION

Chairman James W. Allen called the meeting to order and led the Pledge of Allegiance at 6:00 p.m. Other members present: Ronald J. Dackson and Rudy Heller.

Others Present: Kermit Eaton, Mike Seery, Nick Thomo, Jeff White, all representing the Police Station Study Committee and Barbara Wilson representing the Advisory Committee.

This meeting was called to discuss “the purchase, exchange, taking, lease, or value of real property if such discussion may have a detrimental effect on the negotiating position of the governmental body”.

Mr. Dackson moved to go into Executive Session with the above reason; Mr. Heller seconded; so voted.

Those present discussed the lease that the Town has for the property used as the police station and owned by David P. Bourdeau Realty Corporation of P.O. Box 365, Brookfield, MA 01506-0365. The lease became effective on August 31, 2000 and is in effect for ten years.

Mr. Heller reminded those present who may not be aware of the purpose of Executive Sessions that what is said during the meeting is secret until the minutes are released.

Mr. Allen reviewed the April 2006 letter from Mr. Bourdeau outlining his position on possible sale of the property at 3 Post Road. His offer at that time was good until June 1, 2006.

Mr. Eaton summarized the committee's meeting of last night explaining the time line:

- If all goes perfectly, the Town could meet the 2010 lease deadline; and have a new building constructed and ready for use exactly when the lease is due to expire. If there are any delays, there is the possibility the police station would need temporary quarters while a new facility is completed.

Two other options are:

- Extend the lease.
- Purchase the property.

Mr. Allen asked if the committee's priority was purchasing the property. Mr. Eaton replied that they need to reserve judgment until after the results of the RFP are received and reviewed. If the RFP can go out by February 1, 2008, the results could be back by March 15, 2008.

Mr. Allen said he felt that many people will want the police department in the fire station and if this is ruled out, it will have to be justified at Annual Town Meeting. There was a discussion of how much square footage the fire station would need, adding two bays and office space.

Chairman Allen said the Board needs a reason for extending the lease. Mr. Eaton said:

- The probability of meeting all the deadlines is low;
- The Town needs to carefully think through all of the options available;
- If putting the Police Department in the Town Hall or the Fire Station, additional funding will be needed for study.

Mr. Dackson said a list of alternatives with pro's and con's should be made up for presentation to the voters.

Mr. Seery spoke of visiting multi-use complexes in other communities and learning from those using the complexes that it "wasn't working".

Mr. Allen said that if the three choices (for RFP studies) of the committee were firm, he didn't believe the Board should attempt to extend the lease. Mr. White felt the timeline given was realistic but not overly generous or optimistic. However, if one thing went wrong, it would upset the schedule.

Mr. Eaton said that two steps involve voting by public and if there is one rejection this could set back the schedule six months to a year. Mr. Heller said that it is "our job to sell the decision to the townspeople, so a decision must be well-founded; the selling process will take time.

Mr. Eaton suggested going to the Lessor and explaining the situation, be straightforward with him and discuss the option of extending the lease or purchasing outright. Chairman Allen said there was a third option, to extend the lease with the option to purchase. This idea was very well received.

Mr. Seery suggested sending a letter to the owner to get his price and compare it with an appraiser's value of property.

All agreed that at this time the best option is:

- the lease should be extended;
- get a firm purchase price;
- get the cost for extension of the lease and length of time; and
- to find out if Lessor would lease with option to buy.

The Charge of the committee was then discussed; depending upon the next action taken, their work may be completed. They are a study committee not a building committee. When asked if the members would go on the building committee, there was a mixed reaction. The Committee will proceed with the RFP.

Mr. Heller asked Mrs. Wilson for input as Chairman of the Advisory Committee. She said she thought the Selectmen and the Study Committee were on the right track and the three options are "pretty sound".

The Selectmen told those present that they appreciated all of the time they had spent on this project.

ADJOURNMENT:

As there was no further business before the Board, Mr. Dackson moved adjourn the meeting at 7:07 pm and proceed to convene the Regular Session; Mr. Heller seconded; so voted. (All members voted aye)

Respectfully submitted,

Donna L. Neylon, Administrative Assistant

Date approved by Board: _____

DATE RELEASED: 11/27/2012