

**BOARD OF SELECTMEN
MINUTES**

**SEPTEMBER 21, 2010
EXECUTIVE SESSION**

At about 9:35 pm, Mr. Heller called the Executive Session to order under Exemption Six of the Open Meeting Law:

Exception Six - "To consider the purchase, exchange, lease or value of real property, if such discussions may have a detrimental effect on the negotiating position of the governmental body and a person, firm or corporation."

Purchase & Sale Agreement – Prouty Street property:

Mr. Heller reported on the negotiations toward a successful agreement of the Purchase & Sale Agreement (P&S). Town Counsel felt that if we want the sellers to agree to pay all of the costs of a septic system, they would not agree. The property was advertised at a lower cost; advertised "as is" and they will not sell any of the lots on Prouty Street without including the house because of the possibility that some of the lot land would be needed for a Title V-approved septic system.

Counsel has drafted the P&S to include splitting the cost of the septic system if, in fact, a Title V indicates this is necessary and suggested the Town pay \$150,000 if the property passes the Title V inspection and \$137,500 if it does not. Should there be a mutual signing of the P&S, Title search costs should be included in the article for the Special Town Meeting. Currently, the Board is in favor of a transfer of \$50,000 from Stabilization and the balance to be borrowed. The Board will consult Treasurer, Jim Dunbar, to ascertain borrowing costs and payback schedules.

The question was asked whether or not the Housing Authority would take over the management of the house. Mr. Heller will investigate this.

Mr. O'Connell moved to ratify the authority given to Mr. Heller to sign a Purchase & Sale Agreement if the sellers agree to do so; Mr. Heller seconded; so voted with Mr. Allen voting aye; Mr. O'Connell voting aye; and Mr. Heller voting aye.

At approximately 9:45 Mr. Allen moved at adjourn the Executive Session and move to Open Session for the purpose of adjournment; Mr. O'Connell seconded; so voted with Mr. Allen voting Aye; Mr. Heller voting Aye; and Mr. O'Connell voting Aye.

Respectfully submitted,
Donna L. Neylon, Administrative Assistant

Date approved by Board: _____

Date Released: December 11, 2012