

# **MONTAGUE ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION**

## **MEETING MINUTES**

Wednesday, April 25, 2012 at 5:00PM  
Montague Town Hall Downstairs Conference Room

**Board Members Present:** Andrew Killeen –chair, Lynn Reynolds, Linda Ackerman

**Board Members Absent:** Nate Donovan

**Staff:** Walter Ramsey- Town Planner

Also present: Don Clegg, Mark Fairbrother, Frank Abbondonzio, Anne Harding, Michael Muller, David Jensen, Charles Kelly, Michael Langnecht.

Meeting called to order at 5:00 PM by Andrew Killeen

### **Use of 38 Avenue A lawn for Great Falls Farmers Market (Don Clegg-Director)**

Don Clegg requested use of the property for Wednesdays from early May to Halloween 2012. He provided a copy of the certificate of liability insurance from Farm Family Insurance of South Deerfield. Don noted a financial challenge in securing an individual insurance policy because historically the farmers market fell under the Greenfield Co-op umbrella policy. Andrew K noted that there will be work done on the building this summer and EDIC through Walter will keep an open line of communication with Don.

### **38 Avenue A Status Update**

Walter R. shared the public bids. Minimum demo bid was \$31,364. Minimum remediation bid was \$15,750. The Special Town Meeting article requests 30,000. The board authorized Walter R. to request a revised sum to be appropriated by Town meeting. Frank A. suggested that a 10% increase is typically the most a Town meeting can increase on the floor. Walter R. will coordinate with the Town moderator to make sure the appropriation can meet the minimum bid.

The 512 agreement has been signed by EDIC and Selectboard. It is on the desk of the DCR commissioner.

Andrew K noted two scenarios on the table:

- 1) Lease or sale to MCCI to remediate/build out
- 2) Use of Town funds to stabilize/demo the building under town ownership.

There was general consensus that the Board does not want to be the long-term landlords of the site.

Dave J brought up the idea of separating the building from the land – i.e. land lease / sale of building. This may be too restrictive- making it difficult to obtain a bank loan or sale of the building. There was consensus that the value is in the land because the building would likely be appraised at a negative value.

Lynn R expressed concern about the EDIC being the decision making body for this site. This action would be more appropriately handled by the Town.

**MCCI proposal for 38 Avenue A**

New information from Town counsel indicated that prevailing wage would be required of MCCI because this is a public property. Mik Muller (MCCI) indicated this would increase costs by up to 50%. The only way to make the numbers work is if MCCI owns the property. Anne Harding noted that this would allow MCCI to get a mortgage to make further improvements.

The possibility of a payment in lieu of taxes (PILOT) program could be developed for MCCI to provide a tax benefit to the town. Mik Muller indicated that MCCI is aware and ready to discuss as a board.

A purchase and sale would need to be drawn up. Town counsel could be used for this purpose.

Mark Fairbrother urged EDIC to do its due diligence when reviewing MCCI's proposal.

A right of first refusal may be a option for the Town to retain some control. Mark F was skeptical as to why the Town would ever take back a property it gave away.

It was general consensus from the EDIC that the option to sell that land was a "game-changer". The EDIC needs the appropriate time to review a full financial proposal from MCTV.

Next meeting: approximately two weeks- when Nate Donovan returns from medical leave.

Meeting adjourned 6:35PM after a motion to adjourn by Linda Ackerman.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_