

January 28, 2019
Selectboard Executive Session, #2
Town Hall, 1 Avenue A, Turners Falls, MA
9:20 PM

Present: Rich Kuklewicz, Christopher Boutwell, Michael Nelson, Selectboard, Steven Ellis, Town Administrator, Wendy Bogusz, Executive Assistant,

RE: Executive Session under G.L. c 30A, §21 (a)(3) to discuss potential litigation concerning Southworth Company, votes may be taken

Documents and Exhibits: Statement of Account: Southworth

Discussion:

- There is a combined \$402,000 that is owed that is committed to the Collector.
- There is a \$500,000 offer on the building and its contents from Sagar Polyfilm. The bank is willing to walk away from everything if they get \$250,000. There are outstanding mechanic's liens of around \$40,000 that might have to be paid. The Town would be able to cash in on about \$200,000 of what is owed, but \$13,000 is owed to the fire district and \$30,000 is owed to the water district.
- It is unlikely that DOR would grant an exception for abatement.
- Blake does not think there is much of a path forward as the company has to have a free and clear title to the deal, which we cannot offer unless we are paid in full.
- Kuklewicz feels that Sagar Polyfilm needs to have a face-to-face meeting with a member of the Selectboard, Ellis, the Building Inspector, the Fire Chief, and the Police Chief to get them to understand that we are expecting them to be a responsible building owner and corporate citizen in our community.
- The water main needs to be fixed. If we owned the building, we would have a legal obligation to Turners Falls Hydro to re-establish water on the island.
- Ellis has been contacted by another company that is interested in the building.

The Selectboard expressed that they would like Ellis to "do what you can do to get us what you can get us."

E. Seymour will be asked to calculate what the expected tax and interest burden is going to be in 3/6/9/12 months from now.

Ellis will tell the bank that the Selectboard has given him some wiggle room and they've authorized him to engage Counsel to explore whether there is a path forward or not.

Nelson makes the motion to adjourn the Executive Session at 9:43 p.m. Seconded by Boutwell, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye

Nelson makes the motion to adjourn the meeting at 9:43 p.m. Seconded by Boutwell, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye

Approved:

☒ Boutwell

☒ Kuklewicz

☒ Nelson

Release to the Public:

☒ Yes

☐ Not Yet

8/23/20 Date

Date Released to the Public: 9/15/21

STATEMENT OF ACCOUNT
Southworth

DATE	Parcel ID	Principal	Interest	Balance Due
Town of Montague				
01/31/19	02/0/1B - Tax Title	\$251.04	\$63.47	\$314.51
01/31/19	02/0/1B - 2019 Outstanding Taxes	\$60.24	\$1.40	\$61.64
01/31/19	02/0/05 - Tax Title	\$172.92	\$48.89	\$221.81
01/31/19	02/0/05 - 2019 Outstanding Taxes	\$10.48	\$0.24	\$10.72
01/31/19	02/0/07 - Tax Title	\$1,852.62	\$364.48	\$2,217.10
01/31/19	02/0/07 - 2019 Outstanding Taxes	\$1,063.31	\$24.81	\$1,088.12
01/31/19	03/0/002 - Tax Title	\$283,800.47	\$39,726.29	\$323,526.76
01/31/19	03/0/002 - 2019 Outstanding Taxes	\$55,491.20	\$505.71	\$55,996.91
01/31/19	03/0/026 - Tax Title	\$3,749.17	\$728.25	\$4,477.42
01/31/19	03/0/026 - 2019 Outstanding Taxes	\$2,223.53	\$51.49	\$2,275.02
01/31/19	03/0/084 - Tax Title	\$89.04	\$173.20	\$992.24
01/31/19	03/0/084 - 2019 Outstanding Taxes	\$390.23	\$9.28	\$399.51
01/31/19	03/0/085 - Tax Title	\$211.46	\$56.25	\$267.71
01/31/19	03/0/085 - 2019 Outstanding Taxes	\$34.05	\$0.79	\$34.84
Total Town of Montague - Please note - Parcel 03/0/002 also includes \$24,899.60 for the Water Dept. and attached sewer for the 2nd half of 2019				
		\$349,399.76	\$41,754.55	\$391,884.31
TFFD				
01/31/19	02/0/1B - Tax Title	\$16.98	\$3.23	\$20.21
01/31/19	02/0/1B - 2019 Outstanding Taxes	\$9.68	\$0.24	\$9.92
01/31/19	02/0/05 - Tax Title	\$2.96	\$0.58	\$3.54
01/31/19	02/0/05 - 2019 Outstanding Taxes	\$1.68	\$0.04	\$1.72
01/31/19	02/0/07 - Tax Title	\$304.23	\$58.50	\$362.73
01/31/19	02/0/07 - 2019 Outstanding Taxes	\$170.93	\$4.25	\$175.18
01/31/19	03/0/002 - Tax Title	\$6,201.62	\$1,193.19	\$7,394.81
01/31/19	03/0/002 - 2019 Outstanding Taxes	\$3,509.88	\$86.63	\$3,596.51
01/31/19	03/0/026 - Tax Title	\$643.93	\$125.17	\$769.10
01/31/19	03/0/026 - 2019 Outstanding Taxes	\$357.43	\$8.82	\$366.25
01/31/19	03/0/084 - Tax Title	\$118.55	\$23.31	\$141.86
01/31/19	03/0/084 - 2019 Outstanding Taxes	\$62.73	\$1.59	\$64.32
01/31/19	03/0/085 - Tax Title	\$9.84	\$1.89	\$11.73
01/31/19	03/0/085 - 2019 Outstanding Taxes	\$5.47	\$0.14	\$5.61
Total TFFD		\$11,415.91	\$1,507.58	\$12,923.49
<u>These figures do not include attorney's fees and the fees to release the liens.</u>				