

Selectboard Executive Session, #2
Town Hall, Upstairs Meeting Room, 1 Avenue A, Turners Falls, MA 01376
June 3, 2019
8:41 PM

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

PRESENT: Selectpersons Michael Nelson and Chris Boutwell, Town Administrator Steve Ellis, and Executive Assistant Wendy Bogusz

Boutwell makes the motion to enter into Executive Session at 8:41 PM in accordance with G.L. c.30A, §21(a)(3), to discuss potential litigation concerning Southworth Company, votes may be taken. Seconded by Nelson, unanimously approved. Boutwell - Aye, Nelson - Aye

- Ellis reports that Byline Bank and Mr. Tom Cusano have agreed to purchase under certain terms.
- All parties understand that the Town will need to receive all money for back taxes and fees, which total over \$420,000, a portion of which goes back to the Fire and Water District.
- The lion share is with the Town, approximately \$250,000 were sewer user money.
- The USDA needs to look at the settlement, which would trigger a 3-month evaluation period.
- Mr. Cusano would like to work quickly and get his evaluation complete within about a month.
- The critical elements of the evaluation are turning the power, water, and the sewer back on, and assessing the level of damage to the sprinklers (since system was never properly cleared and pipes burst) from having no/or little heat for the past 2 years.
- Almost all of the potential lessees who motivate Mr. Cusano are from the cannabis industry.
- There is a potential for a tremendous revenue to the Town through impact fees.
- This would be a commercial/industrial development as opposed to housing, which is significant because of: (1) the higher tax rate associated with it, (2) the impact fees on wholesale sales as well as the new value associated with that enterprise, and (3) the fact that Massworks grants and other State programs that support redevelopment of infrastructure are much more friendly to commercial/industrial redevelopment than housing redevelopment.
- The fact that the Town moved quickly to offer a host agreement previously and offer letter of support to another firm was a huge selling point for their willingness to pursue the project here in Montague.

Boutwell makes the motion that the Board would be amenable to receive a proposal for reuse of the Southworth Mill that would include cannabis cultivation, production, or retail. Seconded by Nelson, unanimously approved. Boutwell - Aye, Nelson - Aye

Boutwell makes the motion to leave Executive Session at 9:10 PM. Seconded by Nelson, unanimously approved. Boutwell - Aye, Nelson - Aye

Boutwell makes the motion to adjourn the meeting at 9:10 PM. Seconded by Nelson, unanimously approved. Boutwell - Aye, Nelson - Aye

Approved:

 X Boutwell X Kuklewicz X Nelson

Release to the Public:

 X Yes _____ Not Yet 8/23/21 Date

Date Released to the Public: 9/15/21