

## MINUTES

**SELECT BOARD/ASSESSORS' MEETING  
TUESDAY, OCTOBER 4, 2022  
WILLIAM L. PULLEN MUNICIPAL BUILDING MEETING ROOM  
ONLINE NON-INTERACTIVE ON TOWN HALL STREAMS  
6:30 p.m.**

**Select Board present:** Jim Justice, Adam Fuller, Martha Johnston-Nash, Wayne Kirkpatrick, and Bill Packard

**Others present:** Jay Feyler (Town Manager), Matt Eddy (MCOG), Erik Amundsen, Abraham Knight, Greg Grotton, and John Gibbons

- 1. Call Select Board Meeting to Order:** at 6:30 p.m. by Adam Fuller.
- 2. Pledge of Allegiance**
- 3. Public Comment:** None.
- 4. Approve Minutes of Tuesday, September 27, 2022:**

Motion by: Jim Justice  
2<sup>nd</sup> by: Martha Johnston-Nash  
5-0

- 5. Approve Treasurer's Warrants dated Tuesday, October 4, 2022:**

Motion by: Bill Packard  
2<sup>nd</sup> by: Wayne Kirkpatrick  
5-0

- 6. Work proposal with MCOG regarding the TCC:**

Matt Eddy said his suggestion is to establish a working group, sit down with them and develop the housing component for the project as well as ways to stabilize the original building; get a general idea of how to move forward with the building; and draft a housing RFP for which there are two options but he recommends focusing on design team with a developer, for an opportunity to look at the whole proposal start to finish.

MCOG would help oversee the design team program delivery, once a design team is selected, and also prepare and present any zoning changes. As we think about splitting the building and allowing a developer to own the yellow building up front, we might have to make a couple zoning adjustments or do a thing called a contract zone.

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MCOG would work with the contract assessor and attorney to put together a TIF program that would capture the value of the new development that would occur in the yellow building and bring that value over to help maintain the community center.

They would then assist the community in final negotiations with the developer. He recommends a joint development agreement. At any point the town does not have to move forward.

Discussion included housing option (not deep subsidy but somehow in the market rate, ownership or rental); highest and best use of the building(s); and evolving markets.

Jay said re: the November vote, if it's an affirmative vote a lot of this RFP process will answer a lot of those questions that the town won't have to go out and fund. The developer will have to do their due diligence including structural issues.

Adam saw timeframe as part of the problem, as people may expect quick results. Jay noted the original architect was six months out. Matt said this is a one-to-two-year process.

Motion to move forward with MCOG to pursue the initial scope of services as listed in the proposal by: Bill Packard  
2<sup>nd</sup> by: Jim Justice

### *Discussion:*

In answer to Adam, Matt thought the working group should be led by somebody from the board of selectmen and somebody from the TCC, five or six people who represent really strong opinions either side of the argument, a balanced group, appointed by the select board.

Matt said he would like to hear of local developers interested, but he will also bring a number of others that he knows of, in particular those with experience looking at old buildings as well as an experienced team that knows how to deal with these buildings.

In answer to Martha, Matt said the working group's time commitment would be probably six months, probably meeting once every six weeks, with a wait period with the RFP out. The goal is a plan to take to voters at the June town meeting. Matt will provide guidance for the working group and be in touch with Jay. RFPs will come back to the working group who will then make a recommendation to the select board, and ultimately the town will vote.

Matt added when the working group starts comparing proposals, they will be looking closely at the developers' design teams.

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In answer to Adam, Matt explained the TIF rules allow you to create use revenue to create activities that create activity and jobs (existing thrift store, for example). He added you might carve out another couple spaces in the basement to create some activity that justifies job creation or justifies the ability to use TIF money to continually rehab that building. If someone redevelops the building, it's going to cost them a ballpark of \$2 to \$3 million to do the work; that's new value that goes into that building that automatically is going to come out to your general fund. Our strategy would be only to TIF 50% of that, which would probably work out mathematically to create enough revenue flow to keep that building going. Ultimately it will depend on the value of the building, all speculative at this point.

Matt said he would hope, through the joint development process, that they would present a proposal to the town that they would vote on at the town meeting.

He would love to see the working group formed by mid-November. Jay said interested parties should fill out the statement of interest form online. Martha suggested calling it the TCC Working Group.

*Vote:*

5-0

Motion passes.

Motion to have Bill Packard be select board member on that working group by: Martha Johnston-Nash

Jay said why not do that at the same time as other members. Adam felt the board member should depend on who the other five people are. Bill said why should he or other board members not have to fill out a statement of interest form.

Motion withdrawn.

Adam thanked Matt for coming.

### **7. Town Manager's Report:**

Jay said Assessors' Agent Jim Murphy will attend the next meeting on October 18.

We bought a new loader from JCB. Wayne said it's a nice machine.

Martha asked if the board had questions for Jim. Adam said he appreciates Jim taking the time to come to the meeting. Jay said if the board has questions, submit them ahead of time.

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### 8. Other Business:

Wayne said as we move forward with Matt Eddy, it is imperative people don't get involved in it that are not supposed to be (asking questions, sending emails, making phone calls, etc.). This needs to work like it's supposed to. Too many fingers in the pie, things go awry.

Adam said the reality is Matt's time is not free. We're paying for it. He's working for the board. Any communication to him should come from the board through Jay. That said, he fully intends going forward to still take input from the TMA, past committee members, listen to anyone's opinion whether they're on the working group or not. Wayne concurred.

Jay, on the executive board of MCOG, said Matt is experienced and his resume is unbelievable. We will find him knowledgeable and find out how good he is. We had a certain amount of free time with him but are paying him. Matt understands he needs to tell people to stay in their lane and to go through the channels.

### 9. Committee Reports:

#### a. Broadband

John sent a written report. Even if successful, the estimate is it will take some time (a couple years) before fiber is on the poles.

Several in Union are having trouble waiting. The committee is trying to help them get better than DSL, basically radio and satellite. Cell companies are moving into internet access in a big way.

#### b. Aging in Place in Union

Jay said they met yesterday. No quorum. October luncheon is up in the air, awaiting confirmation from Kate. Stay tuned. People are needed to join the committee, or just work on a luncheon.

#### c. Green Space: None.

#### d. TMA report

Erik Amundsen said they have a meeting tomorrow night and will discuss proposed TMA changes with a pro bono lawyer.

He brought up requests for a land line in the building. Discussion ensued, with the upshot we have to know what's going forward with the TMA agreement.

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Erik said pickle ball is back up.

Martha added Tabby's had one fire extinguisher company in this week, Interstate, to check all the fire extinguishers and so forth.

e. Sestercentennial

Martha said nothing new. They haven't had their second meeting.

f. Ambulance Advisory

Heather just sent info, will be on website.

**10. Select Board Reports:** None.

**11. Future Agenda Requests:** None.

**12. Adjourn:**

Motion by: Adam Fuller

2<sup>nd</sup> by: Bill Packard

5-0

Meeting adjourned at 7:32 p.m.

Respectfully submitted,

Sherry Abaldo  
Secretary