

IN BOARD OF SUDBURY SELECTMEN
TUESDAY, OCTOBER 28, 2014
EXECUTIVE SESSION (11:20 P.M – 11:41 P.M.)

Present: Chairman Charles C. Woodard, Vice-Chairman Patricia A. Brown, Selectman Lawrence W. O'Brien, Selectman Robert C. Haarde, Selectman Leonard A. Simon, Town Manager Maureen G. Valente

Land Negotiations – Johnson Farm

Present: Director of Planning and Community Development Jody Kablack

The Board was previously in receipt of copies of a draft Purchase and Sale Agreement for Johnson Farm, a memorandum from Town Manager Maureen Valente dated October 20, 2014 and accompanying plans, the Community Preservation Committee Project Submission Form requesting \$1,000,000 for the purchase, and the Board's Executive Session Meeting Minutes of June 17, 2014, September 10, 2014, September 19, 2014, and September 23, 2014.

Director of Planning and Community Development Jody Kablack provided an update from when the Board gave her conditions for a purchase on September 23, 2014 to discuss with Mr. Moss, the property owner. Ms. Kablack stated she and Town Counsel have reviewed the Purchase and Sale Agreement and she is in possession of executed copies from Mr. Moss. She summarized the content of the Purchase and Sale Agreement. Ms. Kablack also stated a Community Preservation Committee (CPC) Project Submission Form has been prepared requesting \$1,000,000 and a draft Special Town Meeting article for a \$1.9 million debt exclusion and a draft Ballot question. She also provided some information on the CPC bonding capacity.

Chairman Woodard stated the suggestion is for a multi-faceted funding mechanism approach for the project.

Vice-Chairman Brown noted there is not a lot of time for resident fundraising prior to the December 3, 2014 Special Town Meeting.

Selectman Haarde asked what the deadline is for funding. Ms. Kablack stated a closing is planned for February 28, 2015.

Selectman Simon stated the Board will get a sense of the community perception at the Special Town Meeting prior to the Special Town Election.


It was on motion unanimously

VOTED: To sign the Purchase and Sale Agreement to purchase 33 +/- acres of the Johnson Farm property located at 189 Landham Road from Madison Place Sudbury LLC for \$2,900,000, with conditions as detailed in the Purchase and Sale Agreement, and to submit a warrant article for this project for the December 3, 2014 Special Town Meeting for funding through a debt exemption and CPA funding; and to submit a Project Request form to the Community Preservation Committee for up to \$1,000,000 of for Community Preservation Act (CPA) funding for the project.

It was on motion unanimously

VOTED: To adjourn the Executive Session Meeting and to return to the Regular Session Meeting.

There being no further business, the meeting adjourned at 11:41 p.m.

Attest: 

Maureen G. Valente
Town Manager-Clerk