



**Town of Amherst
Town Council Meeting
Monday, August 19, 2019
Town Room, Town Hall
4 Boltwood Avenue
Executive Session Minutes**

President Griesemer called the executive session to order at 7:56 p.m. pursuant to the provisions of G.L. c. 30A, sec. 21(a)(6) to discuss the purchase, exchange, lease or value of real property as an open meeting will have a detrimental effect on the negotiating position of this public body.

Councilors present: Councilors Bahl-Milne, Brewer, De Angelis, DuMont, Griesemer, Hanneke, Pam, Schoen, Schreiber, Steinberg, Swartz.

Councilors absent: Councilors Ross and Ryan.

Councilors participating remotely: none

Staff present: Town Manager Paul Bockelman, Assistant Town Manager David Ziomek, Clerk of the Council Athena O'Keeffe

Hickory Ridge

Assistant Town Manager David Ziomek gave an overview of the property, which is 150 acres, and includes the buildings but not equipment. The plan is to purchase the property, and lease back approximately 26 acres to be used for solar. The remaining property includes 18.5 acres that must be mitigated for rare wildlife habitat, other areas may be repurposed for other uses.

The purchase price is \$520,000. \$200,000 will come from previously secured Community Preservation Act (CPA) funds, \$114,000 will come from a sale of real estate that can only be used to purchase real estate, the balance would then be \$206,000. Other costs would be for insurance, maintenance, legal fees, and utilities. The goal is to create a master plan for the property to look at potential future uses, access to open space, and potential re-use of the clubhouse.

Town Manager Paul Bockelman explained that the Council will vote on a request for an appropriation from the stabilization fund to cover the \$206,000 balance; this will require a 2/3 majority vote. A major contingency for the seller is that they have an application pending in the Smart program, if their application is not approved it would not be ideal. The income generated from the solar program would be greater than what the current owners pay in taxes.

VOTED 11-0 by roll call (Councilors Ross and Ryan were absent) to adjourn executive session and reconvene in open session at 8:25 p.m.

Respectfully submitted,

Athena O'Keeffe, Clerk of the Council