

**SELECT BOARD & FORMER BECKER ADVISORY MEETING MINUTES
NOVEMBER 1, 2022, AT 6:00 PM
TOWN HALL, SELECT BOARD CONFERENCE ROOM**

CALL TO ORDER/OPENING

Chair Allen Phillips called the meeting to order at 6:00PM. Vice Chair Antanavica started the meeting with a Veterans Prayer. Chair Allen Phillips, Vice Chair Rick Antanavica, Second Vice Chair Dianna Provencher, Selectman Herb Duggan Jr, Selectman John Bujak, Town Administrator David Genereux, and Assistant Town Administrator Chris Vitale were in attendance.

1. SCHEDULED ITEMS

a. 6:00pm – CARE Group ARPA spending presentation

Paul Fontaine began the discussion on behalf of the Community Advocates for Resource Engagement (CARE) Group. CARE requested approximately 10% (\$330,000.00) in municipal ARPA funds for community-related needs. Requesting to develop and administer a grant program to distribute funds. Cheryl Cooney and Linda Colby prepared a PowerPoint presentation for the Select Board with an overview of the CARE Group, the ARPA program, recent local spending, and proposed ARPA spending for community-related needs.

Select Board Chair Phillips discussed increased recognition to employees. Chair Phillips expressed intent to renovate the May House, but there is no finalized plan yet. Chair Phillips stated that a lot of what was discussed in the presentation was economic development related. Chair Phillips stated that the revitalized Economic Development Committee was looking into different initiatives. Mr. Duggan stated the Town just approved funding through the 2022 Fall Special Town Meeting to repair 18 fire hydrants. Chair Phillips stated public health supplies are coordinated through the Health Department. Chair Phillips clarified that the budget slide in the presentation was the town's capital plan and was not funded by ARPA. Chair Phillips specified the Town is in a unique position because it is trying to open a new high school campus, but that does not mean it can't consider this proposal. Mr. Antanavica provided background as to why ARPA funds have been frozen to date for the former Becker campus.

Ms. Cooney restated her request for 10% of the ARPA funds for community-related needs. Mr. Duggan thanked Ms. Cooney and members of the public for attending. Mr. Duggan provided background for public safety vehicle purchases with ARPA funds. Mr. Bujak thanked Ms. Cooney and Mr. Fontaine for bringing this to the Select Board and giving a presentation. Mr. Bujak is in favor of the request but says coordination will be required. Ms. Provencher thanked the presenters.

A work group meeting with the Select Group and CARE Group was tentatively scheduled for November 10th, 2022.

No motion was made by the Select Board.

b. Disposition of five former Becker College Victorian properties

I. 7:00 – Discussion of disposition through realtor (LandVest)

Keith Ross of LandVest introduced himself and reviewed their proposal for marketing the former Becker properties. The Select Board were provided an Executive Summary, Price Analysis, List of Deliverables, and Marketing Capabilities. The timeline for the sale is approximately 150 days. The timeline includes photos, a professional cleaning, advertising time, and closing period of 30-60 days. Peter Cusolito of the Former Becker Advisory Committee (FBAC) completed a re-inventory of contents in the buildings and summarized contents. FBAC summarized conditions of sale and property zoning and noted it is not a regular listing. LandVest reviewed company background and qualifications and answered general questions.

No motion was made by the Select Board.

II. 7:30 – Discussion of disposition via auction (Zekos Group)

Paul Zekos of Zekos Group introduced himself to the Select Board and noted that the Town of Leicester has a signed agreement to auction the Victorian properties. Mr. Zekos stated the previous work his company has done for the Town of Leicester and other Massachusetts public entities. Mr. Zekos talked about marketing efforts of previous auctions they have held for properties in this condition. Mr. Zekos stated rezoning (adaptive reuse) will dictate the sale and what can go there. Mr. Zekos stated auction option would be transparent and open to the public. Mr. Zekos stated Zekos Group toured the properties, took pictures of the Victorians, and drafted advertisements. Zekos Group stated that terms and conditions can be incorporated into the auction process. Zekos Group can move as quickly as the town would like, however, based on conditions the town would like to set on the property sales, the timeline would be approximately 135 days from when the bylaw change (zoning overlay) is completed.

No motion was made by the Select Board.

2. OTHER BUSINESS

a. Vote on disposition method of Victorian properties

Motion 110122-2a: A motion was made by Mr. Bujak to defer decision of disposition on the properties pending further discussion by the Former Becker Advisory Committee (FBAC), seconded by Mr. Duggan. **Motion carries 5-0-0.**

Motion 110122-3: A motion was made by Second Vice Chair Provencher to go into Executive Session, seconded by Vice Chair Rick Antanavica at 9:14PM. **Motion carries 5-0-0.**

3. Executive Session

a. To discuss strategy with respect to collective bargaining pursuant to M.G.L. c. 30A, §21(a)(3) – All unions.

- b. **To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel pursuant to M.G.L. c. 30A, §21(a)(2) – Highway Superintendent, Police Chief.**

Motion 110122-3.2: A motion to exit executive session was made by Ms. Provencher and seconded by Mr. Bujak at 10:24 PM. **Motion carries 4-0-1. (Roll Call Vote)**

Motion 110122-3.3: A motion to adjourn was made by Ms. Provencher and seconded by Mr. Bujak at 10:25 PM. **Motion carries 4-0-1. (Roll Call Vote)**

ADJOURN