



TOWN COUNCIL
ASSET MANAGEMENT ADVISORY COMMITTEE
Selectmen's Conference Room
Thursday February 02, 2017 – 5:30
MEETING MINUTES

PRESENT: Chair of the Committee, Councilor Philip Wallace; Councilor Jessica Rapp Grassetti; Councilor John G. Flores; Vice President James Crocker Jr.; Mark S. Ells, Town Manager; Ruth Weil, Town Attorney; David Anthony, Procurement; **ABSENT:** Councilor John Norman

Chair of the Committee opened up the meeting asking for an explanation on the 16 parcels that were the least cumbersome to deal with.

Mr. Anthony said he looked at a list of approximately 80 Parcels that were town owned or the town possesses through various methods, out of those 80 the list was narrowed by putting them into 3 categories A B C and then on to the 16 that are being talked about today. There are numerous layers that these parcels have already been through and the Town has the right now to do what we would like with them, they have cleared all the legal matters or what ever stopped the moveing forward on these. At the last meeting in November the Committee talked about combining some of these parcels to make them more attractive if necessary to buyers and sort of bundling the parcels, or you could deal with the 16 as individual tranactions. Mr. Anthony mentioned the parcels that may be attractive to the abutters which are parcels that are under a tenth of an acre, but would most likely make an abutters property possible to build or put a pool on their land now because this sliver of land has given them the land to do so.

Mark Ells, Town Manager asked how many additional parcels that were not included in the tax taking parcels, Mr. Anthony stated there are approximately 120 of those types of parcels. Mark Ells, Town Manager asked Mr. Anthony of those 120 parcels if you were to break them down into A B C categories how many more more added to the A category which is the easiest to deal with. Mr. Anthony said probably about 20 now would be the total.

Vice President Crocker mentioned that Mr. Anthony is doing a great job in finding the parcels that will be for sale and then to look at potential buyers, but possibly looking at some of the not so desirable parcels and possibly joining them with the A parcels to make a complete package. We need to at some point have the discussion of sorting out the A B C groups and either combining those or keeping them separate. Councilor Jessica Rapp Grassetti asked about the C group and what makes them so challenging. It could be a shape of the parcels, there are some parcels that are 20ft long and only 3 feet wide that run through town lines, so the complication comes from whether or not the parcels is going to be any good for anyone, or does the town keep it off the tax roll. Councilor Flores asked how do we put these parcels up for sale or combine them. Mr. Anthony said that the Town would have to hire an appraiser and ask for a value of those parcels, and then ask fair market for those parcels, we would also have to ask if we decide to bundle them does the abutter now have to buy all of them even though they may only want 1 piece of that bundle. It is a complicated process, but we can deal with the diamonds first then sift through the other. Mr. Anthony said we would have to look at the parcels and decide which ones we would need an appraisal on and go from that point. Vice President Crocker mentioned that we have our own Assessors office that has Appraisers in that office we may be able to utilize instead of paying for an independent appraiser.

Councilor Rapp Grassetti asked if a parcel is worth 10, 000 what is the process for that. Mr. Anthony said he would have to ask the Inspector General and will get back to the Committee. Mr. Anthony stated this will be a very public process for all of these parcels so the Town does not appear to be hiding anything. Mr. Anthony said at the next meeting he will have the parcels put into A B C categories and with that information look at the A properties and present them to the Committee. Vice President Crocker asked that the parcels be listed by precinct as well so we can understand where these are and see whether or not the bundling will work with those parcels. Town Manager Ells asked about

the parcels being run through the department heads as well much like they were in the past to make sure there is not a project that is in the works that may include any of these parcels. Mr. Anthony stated he had not done that yet this time around; Town Manager Ells would like to see that done first just to make sure that there isn't anything we are looking at that we also may need for the future. Vice President Crocker said this is going to take some time, we may only get through 5 of the 12 properties, but at least it is a start.

Chair of the Committee thanked Mr. Anthony for all the information he provided tonight and look forward to the list at the next meeting. Chair of the Committee thanked Councilor Sara Cushing for coming to the meeting as the discussion moved onto the Marstons Mills Elementary School on Main Street in Marstons Mills, and what to do with that building. The Chair of the Committee stated the two RFP's that have gone out have produced no results for anything. The school has been used for storage from other schools in the past, the town has done a 3rd RFP now and looked into a lease option for the Cotuit Center for the Arts, that fell through because of their concerns on liability using the space after hours, and who would be responsible for that. So they pulled out of that; before we put out another RFP which would be the 4th one, the longer the building sits the longer it is decaying and becoming unsafe. There is also asbestos in there which comes with a cost to remove, or does the next RFP include the buyer with the cost to remove, those are things we need to look at and consider if it is a tear down or a sell. Councilor Cushing stated the concerns of the Village Association was the fields that surround the building, who maintains them who is responsible for them; who is liable if someone hurts themselves on the fields, it is still unclear today who is responsible. Councilor Cushing stated that it is just not brick and mortar to be concerned about there is an old tank buried in the ground, so there is a lot more than just the building. Town Manager Ells stated he received a quote of \$600,000 which was an estimate; he received for demo by our Department of Public Works. Town Manager Ells said that the Marstons Mills Village Association had some great ideas for open space and leisure, Town Manager Ells said that maybe the consideration of a housing development, but we need to also look at the wastewater if you do this, possibly a cluster living neighborhood, with a demo of the building. We need to look at the best and highest opportunity for this land and get it back on the tax roll if possible. Vice President Crocker would like to see it go to a private developer if the town is looking at it for housing with an entrance off of Rt. 28 so that the congestion is not going through the village, but retain a portion of the land for the redevelopment that is going to happen for the village of Marstons Mills for parking. Mr. Anthony mentioned the playground equipment was a donation which needs to be removed because it is dangerous, but we need to first check with the individuals that donated it to make sure that they are okay with us destroying it.

Councilor Jessica Rapp Grasseti had a question about the new Ocean State Performing Arts Center that is being considered, has there been any discussions with that group to acquire this property; the only concern she had would be it would be a non-profit business and off the tax roll.

Councilor Cushing stated that the Village Association did not offer a lot of suggestions or put their support for one of the other ideas and would possibly is in favor of a housing plan with an entrance off of Rt. 28 with no traffic in the village; they did say they did not want an increase in traffic. Councilor Cushing mentioned she would not like to see another non-profit business come in.

Chair of the Committee thanked everyone that participated in the meeting tonight. Chair of the Committee asked for a motion to adjourn Councilor John G. Flores made the motion, Councilor Jessica Rapp Grasseti seconded, all members present voted in favor.

ADJOURN:6:55