



TOWN COUNCIL
ASSET MANAGEMENT ADVISORY COMMITTEE
Selectmen's Conference Room

Thursday June 15, 2017 – 5:30

MEETING MINUTES

PRESENT: Chair of the Committee, Councilor Philip Wallace; Councilor James Crocker Jr.; David Anthony, Property and Risk Management; Councilor Jessica Rapp Grasseti, Councilor John Norman **ABSENT:** Councilor John G. Flores

Meeting was called to order at 5:35 pm.

The Chair of the Committee opened the meeting by thanking Mr. Anthony for the information on Town acquired property by village. Mr. Anthony stated he did the parcels in a book form by Villages. There is a map that shows the parcel and then a document that explains the parcel. He focused on 5 villages that represent the parcels that the Town has acquired. Some of the properties have high value some have low value; the parcels that are in the document have been taken by the Town tax possession, assessed values also were included in the book. Some of the parcels on the surface are not buildable because it is a wetland, so some he is going to check with Mr. Rudziak on the assessed values if the parcels are unbuildable. There are 45 in Hyannis and roughly 20 in Centerville that are not in this book tonight, so there may be an additional 65 more properties. This book only includes tax possession properties, nothing else is included. Mr. Anthony said there are some parcels that decisions will have to be made regarding some of the smaller parcels, if you decide to bundle some, there is land that may be conservation as well, so those we can look at separately to see if we need to go back to Conservation. Mr. Anthony asked the Committee if they wanted to go parcel by parcel and see what to do with it, or if you want staff to come up with ideas on what to do with the parcels, one caution Mr. Anthony stated is because this is a public meeting and someone from the public that may have a particular interest in a parcel, he is going to ask Attorney Ruth Weil if an Executive Session would be necessary to discuss things that come up to have an outcome on the value of the land. Mr. Anthony stated the Chair should ask Attorney Weil about the procedure in handling these parcels. Chair of the Committee will reach out to Attorney Weil. Councilor Jessica Rapp Grasseti asked if the parcels are put out for bid, do we use the assessed value. Mr. Anthony stated on some of the properties you may choose to do that, however some of the smaller pieces of land that are below the \$25,000 you can use the assessed value and reach out to the abutters of the parcel to see if anyone has interest in purchasing it, however we are obligated by Chapter 30B section 16 bid that requires the value from the Assessors. Mr. Anthony stated that bids would come in individually or if this Committee chooses to bundle some parcels, then the bid is on the bundle, or each parcel. Councilor John Norman commented that dealing with these as an individual parcel seems like it would be counterproductive. There should be a cost benefit analysis done on these.

Mr. Anthony stated that the more restrictions that are put on these parcels, the lower the value. Vice President Crocker stated that Deb Blanchette would be the legal person who has to make the final choice, this Committee makes recommendations on these parcels, but she is the one to decide ultimately what is done with these parcels, so we either act independently or we ask her to come in and join us. Mr. Anthony stated that Ms. Blanchette is more than willing to come and determine the disposition of these properties, Vice President Crocker stated the statute is clear on her role as Treasurer and what she directs us to do.

Mr. Anthony presented each Committee member with a 3 ring binder of what he titled a Master Parcel List Tax Possession Properties, inside contained a list of properties by village with a description of the parcel and any information relating to that parcel. Mr. Anthony asked the Committee

to review each parcel by village and assign a number from 1-3 on each parcel. Mr. Anthony mentioned that he gathered this information presented tonight from an excel spreadsheet so there is a lot more information that is not captured in this list. Mr. Anthony and the Committee members viewed the list and according to the criteria set in past meetings went through each parcel and numbered them from (1) abutters would be very interested (2) parcels may have questions still or issues with the actual size or use (3) the piece of parcel that is of no use or value, but will look at again in the future meeting. The list was put together by village. (Committee members went through each parcel and numbered)

Mr. Anthony offered to take the Master Parcel List Tax Possession Properties document and remove all of the designations and group them by the numbers assigned and start to formulate the bid front end and possibly have that ready for the next meeting. Vice President Crocker said once we have these all grouped then we can make a decision on what to do with the parcels from then. All Committee members present agreed to the list. Councilor Jessica Rapp Grassetto made a motion to adjourn; this was seconded by Vice President James Crocker, all members present voted in favor of adjournment.

ADJOURN: 6:50pm

NEXT MEETING: August 17, 2017 at 5:30pm