



Town of Duxbury Community Preservation Committee

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DUXBURY, MASS.

Executive Session Minutes of July 20, 2020

The Community Preservation Committee (CPC) met on Monday, July 20 at 9:30 AM by Zoom remote videoconference. This meeting was held concurrently with the Board of Selectmen meeting.

Members Present: Holly Morris; Tag Carpenter; Kathy Cross; Cynthia Ladd Fiorini; Tony Kelso; Paul McCormack;

Staff Present: Joe Grady, CPC Administrator; Susan Ossoff, CPC Administrative Assistant
Others in attendance: Betsy Sullivan, John Adams, Rene Read, Attorney Jeff Blake, Nancy O'Connor, Susan Kelley, Ted Flynn, Dave Madigan

Executive Session began at 9:30 am.

Regarding the 761 Temple Street purchase, Rene Read said the BOS is in favor of this project by a vote of 2-0 and the Finance Committee is unanimously opposed.

Joe Grady said CPC met several weeks ago to discuss this and in order to purchase the land it will require spending down all the reserves and leaving \$100,00 in them and borrowing; John Adams estimates the borrowing will be \$650,000. Joe Grady asked if the Affordable Housing Trust was still willing to contribute and was told yes they are.

Financial strategies were discussed. Rene Read said the proponents of raising the CPA surcharge to 3% are withdrawing the article. Betsy Sullivan expressed concern about CPC spending all their reserves down given a negative financial outlook for next year, and said the Finance Committee does not support bonding for this purchase.

The question was raised of what would happen if CPC voted to not support this project; Jeff Blake said the Town Meeting can't expend CPC money without CPC approval. Purchasing only the field with CPC money was discussed. There was discussion about the financial untenability of this purchase. Jeff Blake said if the Town pursued legal action about the valuation of the Chapter land, the other 7 acres are not affected and the developer could still move forward on that land.

The Board of Selectmen and CPC will continue to discuss the course of action to be taken on this matter in future meetings.

Holly Morris made a motion to exit the Executive Session and return to open session to adjourn the meeting. The motion was seconded by Tony Kelso. The roll call vote was; Holly Morris, yes; Tag Carpenter, yes; Kathy Cross, yes; Cynthia Ladd Fiorini, yes; Tony Kelso, yes; Paul McCormack, yes; the motion carried 6-0.