

Selectmen's Meeting

November 29, 2007

Ayer Town Hall, 1st Floor Meeting Room, Main Street, Ayer, MA

Meeting recorded by AYERPAC made part of meeting minutes-CD available for viewing by written request to Town Administrator or by purchase from AYERPAC directly.

Present

Gary J. Luca, Chairman	X
Carolyn McCreary, Vice-Chairman	X
Cornelius F. Sullivan, Clerk	X
Frank F. Maxant, Member	X
Pauline Conley, Member	absent
Shaun Suhoski, Town Administrator	X
Janet Lewis, Secretary	X

6:45p.m. Open Session Chairman Luca called the meeting to order by advising present and viewing public to purpose of this meeting was to vote to reschedule the Special Town Meeting from December 10, 2007 to December 17, 2007 due to a scheduling conflict and to meet with Ken Martin, Director of the Ayer Housing Authority re the Pleasant Street School proposed senior apartments. Chairman Luca called for a motion to approve the Agenda. Selectman Maxant moved the Board vote to approve the Agenda of 11-29-07 as amended, 2nd by Selectman Sullivan, VOTE: unanimous, so moved.

Mr. Suhoski presented the Board the draft Special Town Meeting Warrant for the Special Town Meeting on December 17, 2007, depicting the change of meeting date from Monday December 10, 2007 to Monday, December 17, 2007 at 7pm at the Ayer High School Laura S. Leavitt Auditorium. Mr. Suhoski advising the Board to Town Accountant and Town Counsel both reviewing warrant as presented. Mr. Suhoski reviewed with the Board the Tax Increment Financing Agreement (TIF) Warrant Article #1. L-3 Communications SSCO, Inc. (Wolf Coach, Inc.) and EIP-Nemco Way, LLC, and the Town of Ayer for property located at 24 Nemco Way within the Town of Ayer Economic Opportunity Area (Map 8 Parcel 14) for a twenty(20) year period with the following tax exemptions for the exemption terms as follows:

Year 1&2:	85%	Year 8	65%	Year 13	15%
Year 2&3:	80%	Year 9	60%	Year 14	10%
Year 5&6:	75%	Year 10&11	55%	Year 15-20	5%
Year 7	70%	Year 12	40%		

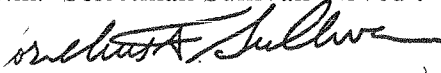
And Warrant Articles 2 & 3 as placeholders relating to Collective Bargaining Agreements that are under negotiation as of the date of the warrant closure. Mr. Suhoski stating should the Board of Selectmen and Collective Bargaining units reach tentative agreement prior to the Special Town Meeting more information will be provided at such meeting, advising the Board if funds are transferred from the Stabilization Account a two-thirds vote is required. Selectman Sullivan moved the Board vote to rescind the Selectmen's November 20, 2007 vote calling for a Special Town Meeting on December 10, 2007, 2nd by Selectman Maxant, VOTE: unanimous, so moved. Selectman Sullivan moved the Board vote to conduct a Special Town Meeting on Monday, December 17, 2007, 2nd Selectman McCreary, VOTE: unanimous, so moved. Selectman Sullivan moved the Board open the December 17, 2007 Special Town Meeting Warrant, 2nd by Selectman Maxant, VOTE: unanimous, so moved. Selectman Sullivan moved the Board vote to place on the Special Town Meeting Warrant a Tax Increment Financing Agreement with L-3 Communications as previously stated and have a funding source for the 1st year of the contracts (DPW & Superior Officers) prior to the Special Town Meeting, and to approve the draft December 17, 2007 Special Town Meeting Warrant as presented by the Town Administrator 2nd by Selectman Maxant, VOTE: unanimous, so moved. Selectman Sullivan moved the Board vote to close the December 17, 2007 Special Town Meeting Warrant, 2nd by Selectman Maxant, VOTE: unanimous, so moved.

Agenda Item #2. Kenneth Martin -Ayer Housing Authority- Mr. Martin stated he was before the Board this evening re receiving from the Board of Selectmen a written statement Under G.L. Ch. 121B S16 that the

property located at 62 Pleasant St. known as the Pleasant Street School has been exempt from property taxes and will remain exempt after the rehabilitation of the Pleasant Street School into twenty-two (22) units of senior housing. BOSMIN11-29-07/PG2.

Mr. Martin stated the Ayer Housing Authority expect to receive a decision on state funding soon and is hoping to submit the final documents, the final commitment application to receive the \$3 million from HUD and this is the only issue that could prevent the submittal. Selectman McCreary moved the Board determined that the Apartments at the Pleasant Street School is exempt under GL Ch 121B S16 from property taxes, betterments and special assessments, and the Board authorize the Chairman's signature on a letter to the Ayer Housing Authority stating same 2nd by Selectman Sullivan, VOTE: unanimous, so moved.

7:00p.m. Selectman Sullivan moved the Board adjourn, 2nd by Selectman McCreary VOTE: unanimous, so moved.



-DATE: 12-18-07

Cornelius F. Sullivan, Clerk

AYER BOARD OF SELECTMEN