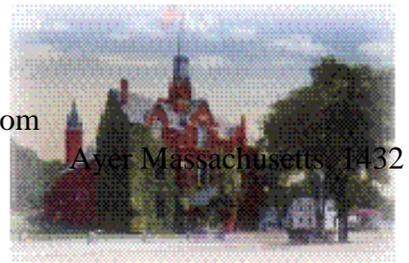


- Town of Ayer
- Board of Selectmen
- Town Hall, First Floor Meeting Room
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**Friday, June 29, 2012**  
**Special Selectmen's Meeting**

2:00p.m . Chairman Fay called the meeting to order.

**7:00p.m. Open Session**

James M. Fay, Chairman	X	Christopher R. Hillman, Member	X
Frank F. Maxant, Vice-Chair	X	Gary J. Luca, Member	A
Pauline Conley, Clerk	A	Robert Pontbriand, Town Administrator	X
Janet S. Lewis, Secretary	X		

Assent and Subordination Agreement re Sale of 21 Main Street, Ayer, MA (ERA Morrison R.E. property)-The Board met with Susan Provencher, Program Manager-CDBG, Calvin Moore and Atty. Thomas Gibbons. Ms Provencher opened the discussion by updating the Board to several issues re this property:

- Mr. Moore received funding from the Fy-03 CDBG Grant for work on the facade of the building.
- documentation errors re the original lien recorded in the amount of \$32,775.00 which must be amended to state \$30,150.00 (Change Order lowering the amount of the project).
- The Deferred Loan Agreement refers to "Appendix A" and there is no such attachment. One was created from other projects language and attached to this Agreement.
- Language in the Appendix states that the lien can stay in place if the property is sold and if the new owner will agree (which he has done).

Ms. Provencher requesting the Board approve the amended Certificate Not to Encumber, approve the sale of 21 Main Street with the Town's Lien staying in place but subordinating to a new mortgage for the new owner and approving the language that allows for the new owner to pass on the lien to the next owner if he should sell within the next eight years.

Selectman Maxant moved the Board vote to approve the Assent and Subordination Agreement between Jean Couto, Atty. Gibbons requesting to correct name referenced to Jean Couto individually to Lionel-Wilfred Properties, LLC, and the Town of Ayer, David Maher, Director of Community and Economic Development to sign for Town, 2nd by Selectman Hillman, VOTE: unanimous, so moved. Selectman Hillman moved to authorize David Maher to sign on behalf of Town of Ayer, 2nd by Selectman Maxant, VOTE: unanimous, so moved.

2:35p.m. Selectman Maxant moved to adjourn, 2nd by Selectman Hillman, VOTE: unanimous, so moved.

Date: \_\_\_\_\_

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