

## SELECTBOARD'S MEETING MINUTES

MONDAY, OCTOBER 16, 2017

7:00 PM – REGULAR SESSION

TOWN HALL, 334 MAIN STREET

### PRESENT:

Sean Stanton  
Steve Bannon  
Dan Bailly  
Ed Abrahams  
Bill Cooke

Jennifer Tabakin – Town Manager

### 7:00 PM - OPEN MEETING

#### 1. CALL TO ORDER

Chairman Sean Stanton called the meeting to order at 7:00PM

#### 2. APPROVAL OF MINUTES:

September 5, 2017 Special Meeting Minutes

**MOTION:** Steve Bannon motioned to approve the September 5, 2017 meeting minutes

**SECOND:** Dan Bailly

**VOTE:** 5-0

October 2, 2017 Special Meeting Minutes

**MOTION:** Steve Bannon motioned to approve the October 2, 2017 meeting minutes

**SECOND:** Dan Bailly

**VOTE:** 5-0

#### 3. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS:

A. General Comments by the Board.

- The WEB DuBois Foundation has requested to display some memorializing items in the Town Hall.
- The Town Manager, DPW Superintendent, and Chief Walsh received a letter regarding the flow of traffic on Christian Hill Road. The Police Department and DPW will continue to monitor the speed limit and traffic and the Town Manager will report back to the Board in the following weeks.

#### 4. TOWN MANAGER'S REPORT:

A. Department Updates

B. Project Updates

#### 5. LICENSES OR PERMITS:

A. Polly Man Salenovich/ Claire Teague Center for One Day Beer and Wine License for October 21, 2017 from 12:00 Noon -3:00 PM at 917 Main Street. (Discussion/ Vote). Fee Waiver Requested.

**MOTION:** Steve Bannon motioned to approve the One Day Beer and Wine License.

**SECOND:** Dan Bailly

**VOTE:** 5-0

#### 6. OLD BUSINESS:

A. Continuation re: Housatonic RFP

a. Presentation

Greyhouse Partners presented to the Selectboard, Greg Finch, Bill Nappo, Gillette Conner, and Steve McAllister. The plan Greyhouse Partners presented is to renovate the Housatonic Elementary School into a mixed use, economic hub of the Housatonic village center. Mr. Nappo said the building will include both office and rental space. Mr. Finch said that this project is to determine if a public-private partnership is a viable solution for the Housatonic School. Gillette Conner spoke about local banks submitting letters of interest in helping to finance the development of the Housatonic School. Ms. Conner said there were also a number of grants available for this type of project such as, the USDA Rural Development grant. Steve McAllister presented drawings of potential layouts of each of the three floors. Mr. Finch spoke on the "due diligence" phase of this project. Greyhouse Partners suggested a 12-month phase where Greyhouse will conduct a financial interest analysis. At the end of this analysis Great Barrington can either end the contract with Greyhouse Partners or continue the public-private partnership to develop the Housatonic Elementary School. Mr. Finch explained that at the very least the Town will end the 12 month contract with a deeper understanding of the viable avenues for developing this historic and central community building. "Our team is proposing to perform due diligence to assess the viability of a public-private partnership to repurpose the Housatonic School".

b. Discussion

Ed Abrahams, "is there any general idea of the net value being positive?" Mr. Finch, "I think private equity funds will be essential in the success of this project." Dan Bailly, "how much would the entrance design change the façade, and how far would the parking lot encroach onto the 'hill'?" Steve McAllister said the façade of the building would hardly be altered and they are hoping to eliminate some of the asphalt while still adding parking. Dan Bailly expressed hesitation on agreeing to this partnership without having a specific plan in place. Mr. Bailly asked if Greyhouse had reviewed the findings of the Housatonic School Task Force. Mr. Bailly said that the Task Force found that housing units were undesirable in the community.

c. Questions

d. Vote

**MOTION:** Steve Bannon motioned to authorize the Town Manager to draft and M.O.U to bring back to the Selectboard within 30 days for review and approval. This M.O.U will outline the requirements of a 12 month partnership agreement. This agreement will identify milestones for deliverables that will establish a full project design and funded plans, would establish time limits and structure on Greyhouse plans and how it would work for the Town's interests.

**SECOND:** Dan Bailly

**VOTE: 5-0**

**7. NEW BUSINESS:**

A. To Confirm and Authorize the Sale of General Obligation Municipal Purpose Loan of 2017 Bonds. (Discussion/Vote).

Treasurer Karen Fink said that the bond will include two borrowing phases, phase one for just over \$3 million and phase two for \$500,000.

**MOTION:** Steve Bannon to approve

**SECOND:** Dan Bailly

**VOTE: 5-0**

**8. CITIZEN SPEAK TIME:**

Karen Smith commended the Selectboard for moving forward with the Housatonic School development process. Karen spoke about the Town's Code Red notification system. Ms. Smith encouraged all residents to visit the town website and sign up for the notification system. Ms. Smith offered her email, [ksmith@townofgb.org](mailto:ksmith@townofgb.org) if anyone needs assistance enrolling.

**9. SELECTBOARD'S TIME:**

**10. MEDIA TIME:**

Eileen Mooney, The Newsletter - Ms. Mooney asked when the BRTA signs are going to be installed at the various bus stops around town. Bill Cooke, the Selectboard BRTA representative, said that they should know in a few weeks when the signs will be installed. Ms. Mooney asked who is responsible for the information that is distributed in press releases. Ms. Tabakin said that the Town is responsible for the information distributed, but often the Press Releases are edited by our freelance editor John Guilfoil.

**11. ADJOURNMENT:**

On a motion made by Steve Bannon, seconded by Dan Bailly, and with a unanimous vote, the meeting was adjourned at 8:30PM.

Respectfully submitted

  
Rebecca Jurczyk  
Recording Secretary