

MEETING MINUTES

ALBANY COMMON LAND GOVERNANCE BOARD

Wednesday, January 27th, 3:00 pm.

Members present: Steve Knox, Jack Rose, Rob Nadler, Harry Richardson, Cort Hansen. Guest present; Greg Caporossi, Trust for Public Lands

On Wednesday, January 27th at 3:10 pm, Steve Knox, Chairman of the Governance Board called the meeting to order.

Steve made a motion to accept the minutes of the 9/22 and 12/11 meetings. After some discussion the motion was moved and seconded and the minutes were unanimously accepted.

Greg spoke regarding the status of the purchase and sales agreement with the Kennett Company which he expected to be available for review by the committee by Thursday the 28th. He explained how the administrative costs of land sales are funded. Costs include costs associated with land surveys, appraisals, closing costs, etc. These costs are usually borne by the seller or buyer, depending on various factors including the tax advantages or costs on the part of the seller, in this case Kennett. The Kennett Company had refused to cover the entire administrative cost of the land sale since there were limited tax advantages to the company. Greg then discussed an outlined budget proposal that apportioned the cost of the land over several grant organizations, state and federal agencies. He stressed that this was a preliminary breakdown and was for discussion purposes only pending further study since the list would likely change by the time the property was purchased. Greg lead discussion of the importance of explaining what he referred to as the "big picture" at town meeting. By that he meant the inspirational view vs. the detail view. He reminded the committee that the \$800K cost was strictly a figure pending the final appraisal which would not be completed prior to the Town Meeting in March. Greg estimated that the administrative costs would break down approximately in the following portions; \$25K for survey costs, \$5K appraisal costs along with closing costs depending on the land value, with the balance of the money going to TPL to further their mission.

He explained that any money that would come from the Scenic By-Ways Program would have to be based on 80% of the properties estimated easement value. This was the regulation specified in purchases under this program. That value would be affected by the acreage of the conservation easement agreed to by the Town. This would bear a relationship with how much land the Town chose to reserve for the town center. He estimated that the time required to raise the funding would be at least 12 months.

Discussion then moved to the wording of the warrant article and whether or not to word the article in one or two warrant articles. Harry indicated his concern over the difference between the article in the 2009 meeting and the proposal for this year's meeting. Everyone agreed that all parties would have legal council review the article or articles before they were presented to record.

Steve made a motion to adjourn, it was moved and seconded. The meeting adjourned at 4:34 pm.

Cort Hansen,
Board Secretary.