

Minutes

Albany NH Selectmen's Meeting

February 8, 2008

At 9:00 a.m. the Selectmen's meeting opened with Dorothy Solomon and Daniel Sdankus in attendance. Steve Knox joined the meeting at 9:30 a.m. and Robert Mathieu joined the meeting at 10:00 a.m.

Regular Business:

- Reviewed & approved January 30 minutes
- Signed checks
- Reviewed agreement of purchase of easement
- Reviewed & approved one timber intent
- Reviewed & approved two building permits
- Reviewed & approved one septic design
- Reviewed & approved Parade permit
- Reviewed letter from Conway Village Fire District
- Reviewed reservation form for 2008 Controlling Contaminants in Surface Water Seminar
- Reviewed letter from new Carroll County Community Contact Manager
- Reviewed & signed IRS 1096 form
- Reviewed & signed IRS w-3 form
- Reviewed letter from NH Dept. of Health and Human Services
- Reviewed letter from Conway Budget Committee
- Reviewed NH Charitable Foundation—Designated Funds
- Reviewed warrant articles and 2008 municipal budget

Steve Knox

Steve approached the Board to update them on the progress of the Land Acquisition Committee. He has good support and response from people he has spoken to. He hasn't heard anything or anyone against it. The property is geographically centered in the Town which is encouraging to move forth. Steve received a letter of support from the Conway Village Fire District stating that they have agreed to venture into the possibility of purchasing portions of the Kennett Property that is being designated as conservation land. Steve will forward this letter to David Houghton of the Conservation Foundation. He also conveyed that the Committee will be meeting with David Houghton within the next week to discuss financing opportunities. Steve also wants to convey to the owner of the ongoing interest by the Town of Albany. Steve added by saying the petitioned warrant article for a special

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town meeting will give the Town the opportunity to know that it is coming and if it's voted down, then it's a dead deal.

Dan told Steve that the property is on the market and the Board had been talking about buying it outright.

Steve replied that he didn't know what the cost of the property was and that currently it is being appraised. He added that he will ask that the appraisal be broken down between the Conway and Albany pieces. Right now, Steve said, there are more questions than answers which he hoped would be answered after meeting with David Houghton. Questions like, what kind of grants are available? Is there a foundation that would buy it and hold it for us while Albany creates a bond and a Capital Reserve fund? Steve went on to say that depending on the price, the Town might decide it is too high but it can be spread out over a number of years.

Dan asked Steve if it would be possible to build Town Hall on one of the parcels. Steve replied that there might be construction restraints on the properties. Dorothy added that that might be a problem with the conservation restraints and limitations. She said that we still wouldn't have control of the properties but we would own them. Steve said that we still have options and maybe we should try for a bond. Dan agreed that bonding would be the best way.

Dorothy said she is worried about today's market and whether we should go into this. She is worried about the future of our economy. Dan thought that we should bite the bullet and just do it. Dorothy wondered if we purchase with conservation funding, if we can buy them out and lift the restrictions. Steve did not have an answer for her, but hoped to after speaking with David Houghton. He added that if that were the case, they might be upset and think that the Town misled them. Steve validated Dorothy's concerns of the economy.

Steve thinks if we wait too long that we could miss this opportunity. Dorothy asked that if the economy takes a downturn, would the assessment be lower? Steve replied that from what he has seen that prices in that market are still fairly stable.

Bob joined the meeting and stated that he'd like to see the potential for more flexibility and to not have the conservation restricting the Town. Steve replied by saying that he didn't know yet of what exactly the restrictions would be. Bob added that any land is buildable. He thinks that the Town should buy the properties outright and utilize a bond. In that case the Town could do as they see fit with the properties. Steve asked if the majority of the

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Board would approve a bond for this purchase. All agreed. Bob does not want to waste time for the research for the funding without a financial agreement with Kennett Corp. Dorothy asked if we have credibility for bonding. Steve thinks we should chart out our options to follow. Dan suggested raising the TANS line in the budget. Bob added that we get a figure on the cost of this purchase. Dan would like to get a purchase and sales agreement signed so that it is locked. Steve said he would like to get some answers so he and the committee can give solid answers to the Albany residents. He added that if we decide to deal with Kennett Corp. solely that we might have to wait for Kennett's agreement with the conservation foundation to expire. He also thinks that we should contact Peter Malia before raising the TANS line to make sure it is legal.

Steve said he would like a clear direction from the Board of Selectmen. Bob asked if the Committee can bring Kennett to the table for negotiation. Steve replied that he has to find out what sort of agreement Kennett Corp. has with David Houghton's foundation and what the limits are. Bob added to find out how long the agreement is for also.

Steve said he had heard that Kennett Corp. wants any potential buyer to deal with David Houghton. Bob thought that our strategy should be to find out what the conservation restrictions will be through David Houghton. He also thought that we should invite Terry Miller of the Forest Service to Town Meeting to be an advocate for this venture. Steve had already invited Terry to Town Meeting. Terry said he would attend and yes he would show support for the purchase. Steve noted that by the Conway Village Fire District showing support it gives this project more credibility. He went on to say that we need to get a much clearer understanding of their plan with the land. Also, Steve noted that we should consult with the lawyer to get a sense of direction from a legal standpoint so we don't get tripped up.

Bob stated that he would like to see a firm agreement and to find out what we can do with the land. He would like to discuss the terms of the conservation contract and let Peter Malia look it over and discuss its possibilities. Steve would rather bypass the conservations and deal with Kennett Corp. only. The Board agreed with Steve. Steve pointed out that Tin Mountain is waiting, watching and observing and that if David Houghton sensed that our long term goal was to end the conservation, he just might seek out another buyer.

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At 12:20 p.m. Bob motioned to adjourn, Dorothy seconded and all were in favor.

Respectfully Submitted,

Kathleen Vizard
Administrative Assistant