



TOWN OF BARNSTABLE SANDY NECK BOARD

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Sandy Neck Board Executive Session April 09, 2012

Chairman:

Richards French

Vice Chairman:

William Carey

Board Members:

Barbara Bell
Lynn Heslinga
Nate King
George Muhlebach
Peter Sampou

Council Liaisons:

June Daley
Ann Canedy

A motion was made and seconded at the regular Sandy Neck Board Meeting to go into *Executive Session* as a discussion in open session with respect to the purchase or value of real property located at parcel 242-001 may have a detrimental effect on the litigating position of the Town.

Roll Call Vote: Pete Sampou–yes, George Muhlebach–yes, Barbara Bell–yes, Bill Carey–yes, Nate King–yes, Rich French–yes.

Also present were June Daley, Council Liaison, Nina Coleman, Sandy Neck Park Manager, and Debbie Lavoie, Secretary Pro Tem.

The board received an original letter from Jeffrey R. Greenwood dated February 6, 2012 and a follow-up letter dated February 14, 2012 stating that he has entered into an agreement with Robert & Amy Franey and Daniel & Kathleen (Franey) Lopes for the sale and transfer of his property located at Lot #16 (The Rof-Mar Camp) for the purchase price of \$128,000. Furthermore, he understands that the town has the first right of refusal.

Under the cottage leases with the Town, *Section (b) Transfer of Cottage to Other Than Permitted Transferee* states the transfer must be preceded by at least ninety day written notice of the intent to transfer. *Section (c) The Lessor's First Refusal Rights Upon Transfer of Cottage* gives the Town the first right of refusal. This is the matter of this Executive Session.

Rich French: Told the Board that he has been to the cottage and taken a number of professional people to look it over. They have not seen the attic – unsafe. There are weasel droppings everywhere. The foundation needs to be replaced; as does the roof. The exterior has to be torn down and replaced and he is not sure about asbestos. It does have two toilets but not Title V.

Nina Coleman: This cottage was nice a long time ago and in a nice location (near the Halfway House) but now is in terrible shape.

Pete Sampou: If it is fixed up, this cottage could bring in income but it would take a lot of money to bring it up to specs. The cost seems too steep.

Rich French: Although he had a lot of help to bring the Halfway House up-to-date, he does not have that option available this time. It would probably cost \$100,000+ to fix up the property and that is without the roof. And he is unsure what would happen with the septic issue.

Pete Sampou: Agreed that the septic would be an issue with ConComm.

George Muhlebach: Concerned with not only fixing up the property but the money needed to maintain it over the years.

The following **motion** was made by Barbara Bell and seconded by Nate King:

The Sandy Neck Board does not recommend the Town exercise its first right of refusal for the Rof-Mar Camp at Lot #16 under agreement from Jeffrey Greenwood to Robert & Amy Franey and Daniel & Kathleen (Franey) Lopes for the purchase price of \$128,000., because there are too many unknown issues at this time and it also appears to be too costly based on what we know at this time.

Roll Call Vote: Pete Sampou–yes, George Muhlebach–yes, Barbara Bell–yes, Bill Carey–yes, Nate King–yes, Rich French–yes.

A **motion** was made by Barbara Bell and seconded by Pete Sampou to go out of Executive Session. Roll Call Vote: Pete Sampou–yes, George Muhlebach–yes, Barbara Bell–yes, Bill Carey–yes, Nate King–yes, Rich French–yes.

Motion to adjourn

Respectfully submitted,

Debbie Lavoie, Secretary Pro Tem