

APPROVED – previously sealed
MINUTES OF THE MILFORD BOARD OF SELECTMEN
LAND ACQUISITION – JULY 14, 2017

PRESENT: Mark Fougere, Chairman
Kevin Federico, Vice Chairman
Mike Putnam, Member
Gary L. Daniels, Member
Laura Dudziak, Member
Mark Bender, Town Administrator
Darlene Bouffard, Recording Secretary

1. NON-PUBLIC SESSION. Selectman Putnam moved to enter into non-public session at 3:00 p.m. in accordance with RSA 91-A:3 II (d) – land acquisition or sale. Selectman Daniels seconded. All were in favor. Motion passed 5/0.

Old Police Station. Town Administrator Mark Bender indicated he has been working with Jeff Odhner who has a holographics business and is interested in purchasing the old police station. It was thought that the facility may be used for the temporary DMV. Mr. Odhner asked to see inside the structure. One wing could be used after gutting and reconfiguring it. He offered \$50,000 for the building and grounds with the condition that the DMV accept the property for their lease. The State budget has \$150,000 to set up a rental/lease for the DMV. Mr. Bender has received additional e-mails from Jeff stating the level of activity ongoing.

Selectman Putnam asked if Jeff is worried about the superfund issues. Mr. Bender said yes, the issues are spelled out in the Activity and Use Restriction which was updated recently by the EPA and DES. Bill Drescher has looked at it and has no issues with the document. Mr. Bender needs authority to sign the document that commits the town and future owners to the activity and use restrictions. Vice Chairman Federico asked if the contamination is primarily the water? Chairman Fougere answered yes. They are trying to work at it. It will actually take about 2000 years to get it all cleaned up. Chairman Fougere indicated they built a slurry wall and it has shown us the contamination is also on the other side of the river. Mr. Bender said the building next to the old police station is a water purifying set up. They plan to inject chemicals into the bed rock. Chairman Fougere said it used to be a tool and die company and they dumped the fluids into the ground for years resulting in the Town losing Savage well. Hitchiner and Hendrix also contributed to the contamination.

Vice Chairman Federico asked if the DMV is on board with this temporary site? Selectman Daniels does not know, but that Jeff said things seemed to be going well; the DMV is waiting to hear about other properties. Art Garlow thinks the plan looks good and is do-able. If the town sells to Jeff, the State will refurbish it so that he can use it when the DMV moves to their new building. The DMV will require an indoor air quality test before allowing their people in. The building has been vacant for about 15 years. Vice Chairman Federico said that building was not in good shape when the town got it. Once it gets stripped out, Mr. Bender thinks it will be okay. Mr. Bender sat down with Town Assessor Marti Noel and she contacted other people in towns that have similar properties. Marti re-evaluated the property at \$90,000. Mr. Bender said the Board could accept the offer as is or counter-offer. The prior assessment building and land was near \$500,000 at one time. Selectman Daniels questions what he will do with the contingency that we have not control over. Mr. Bender said it is possible that he is still interested even without the DMV there temporarily. Mr. Bender stopped in the Amherst Maker Space to check it out and he ran into Jeff who thinks this concept could be another use of the building. If the DMV does not come in, maybe he will use it for a laboratory. They could also rent space to individuals. If Jeff is looking to get money from the State to renovate, Selectman Putnam wants to make sure he can fund the renovation. Mr. Bender said if the State does not go through with this, he would have to go look for Brownsfield money which is harder to find. Selectman Putnam asked if there is a Purchase & Sales agreement already? Mr. Bender has a written offer. If we want to accept the offer, we can get it to a formal P&S. Selectman Putnam does not want to tie it up for years.

APPROVED MINUTES OF NON-PUBLIC (LAND) BOS MEETING 7/14/17

Chairman Fougere likes to counter offer, how about we counter it at \$75,000 and the town still continues to use the fields? If he says no, we can accept the offer he has made. Vice Chairman Federico has no problem with counter offers, but does not want to scare him away. Just getting someone in the building is a big win for the town. Chairman Fougere suggested just a counter offer. Selectman Putnam would like to just take the \$50,000. Chairman Fougere said the town can justify the lack of activity and the building needs a vapor barrier, he does not think a counter offer will scare him away. Vice Chairman Federico asked if he will walk away if we counter with \$75,000? Mr. Bender does not think he will walk away. Selectman Daniels said he might want to ask for more funding from the State. If he is looking at renovation costs plus purchase costs, leave it at \$50,000 and see if it goes through; if not, we can talk about the building. Mr. Bender said the State has asked him to expand the parking lot. If he does that, he has to work with DES.

Vice Chairman Federico moved to have Mark Bender move forward with the offer of \$50,000. Selectman Putnam seconded the motion. All were in favor. Motion passed 5/0.

Mr. Bender asked for a vote on the Activity and Use Restriction, we can do it again in public session. Chairman Fougere said the EPA wrote that we do not have a choice. Selectman Daniels asked about the site clean up. Mr. Bender said there are bikes and signs stored at the building. Chairman Fougere suggested having a high school mechanics class go through the bikes to see what is good and then sell them.

Selectman Putnam moved to sign the Activity and Use Restriction paperwork. Vice Chairman Federico seconded. Mr. Bender noted that the form goes with the property in perpetuity. It will be signed in public session. All were in favor. Motion passed 5/0.

2. ADJOURNMENT: There being no further business to come before this Meeting, Selectman Putnam moved to adjourn at 3:51 p.m. Selectman Federico seconded. All were in favor. Motion passed 5/0.

Mark Fougere, Chairman

Kevin Federico, Vice Chairman

Laura Dudziak, Member

Mike Putnam, Member

Gary Daniels, Member