

Chairman Goddard, Selectman Reil and Town Administrator Newman are in attendance at the Mendon Town Hall. Chairman Goddard led the pledge at 7:00 p.m.

**Selectman Reil made and Chairman Goddard seconded a motion to approve the executive session meeting minutes of March 11, 2015 not to be released. The motion carried unanimously**

Mr. Skinner referred to the April 17 edition of the Mendon Town Crier in which Upton Selectman Picard wrote an unfavorable letter regarding Mendon. It said that the internal financial formula is unsustainable for the school. Chairman Goddard believes it refers to the 50-50 formula for new growth and the proposition 2 1/2 levy increase to fund the schools. Chairman Goddard explained the formula.

Mr. Gleason, resident, approached the Board regarding his request to repave Thayer Road. The latter part of the road is in poor condition. There is a chronic issue of littering on that road and others in town. *Action: Chairman Goddard requested that Administrator Newman follow up with Mr. Tetreault.* Chairman Goddard stated there is a five-year paving plan. The Town will be receiving additional State money due to the harsh winter.

Mr. Scharnagle, resident, said there is a problem with broken glass on Catalpa Lane. Cars are randomly parking on the street and littering. *Action: Ms. Newman to follow up with the Police Chief.*

Chairman Goddard said a resident emailed a question regarding the tax impact of the override. *Action: Ms. Willoughby will confirm actual amounts and forward them to the resident.* Chairman Goddard estimated that for a home valued at \$200,000, the annual increase would be \$280.00, \$400,000 home- \$563.00, and \$600,000 home- \$845.00.

Ms. Newman explained that the land on Colonial Drive for which an easement was requested has been appraised. Algonquin Gas is willing to pay for the value of the land and the appraisal fee. **Selectman Reil made and Chairman Goddard seconded a motion to grant a perpetual license and lease of a portion of Colonial Drive as described in the Grant of Location and License Agreement for the amount of \$125 and a cathodic protection easement for the amount of \$4,000. The motion carried unanimously.**

Chairman Goddard explained that the Community Preservation Committee will meet tomorrow night to consider the town's right of first refusal for five lots on Thayer Road. The Conservation Commission was not interested in the land. *Action: This topic will be placed on the April 27 agenda.*

Ms. Newman explained that a resident has an issue with Kim's Way. Attorney Mangiaratti gave an overview of its history dating back to 2010. There was question as to whether the road was a public way and whether the town has to maintain it. He wrote an opinion that a property owner must prove the road was a public way. Even if it was, case law says the Town doesn't have to maintain it. The Town has the authority to close off a road that has deteriorated and fallen into disrepair to mitigate liability. If it were a public way, the Selectmen have authority to allow someone, at his own expense, to improve it. The Selectmen had allowed him to improve it in accordance with the town's standards and then the road would be discontinued. He was supposed to get releases from others saying that it could be discontinued and their rights would be waived. The Highway Department provided specifications. Attorney Mangiaratti has met with the owner who is unhappy now with having to pave the road. He also spoke with Mr. Tetreault, Highway Surveyor, who strongly urges the town not to pave the road. Chairman

Goddard and Selectman Reil concurred. **Selectman Reil made and Chairman Goddard seconded a motion to not take any action to pave Kim's Way. The motion carried unanimously.** *Action: Attorney Mangiaratti to send the owner a letter on the history of the road improvement and the board's vote tonight.*

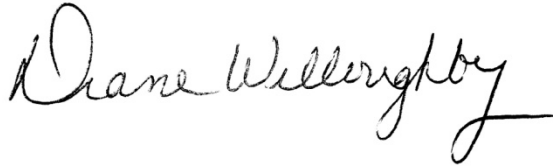
Attorney Mangiaratti said if the contractor wants to use rectory as an office, the Selectmen can grant a license to use it and include a provision for insurance and indemnification. *Action: Ms. Willoughby will place this on the agenda for the April 27 meeting.*

Ms. Newman has been meeting and negotiating a Tax Increment Financing (TIF) agreement with D.C. Bates. There is a proposal that could go to the annual town meeting floor if the board votes to do so. Lynn Tokarczyk, Government Incentives Consultant, introduced Don and Dave Bates. Dave Bates gave an overview of his company and the 45,000 square foot manufacturing facility he would like to build in Mendon. There are infrastructure costs associated with the project. Ms. Tokarczyk explained that the Town will still collect the tax money on the land. The TIF will be for ten years. The first fiscal year would have a 100 percent exemption. The original proposal prior to negotiations was for 15 years. Chairman Goddard is pleased with the 50-50 partnership. It will aid in Mendon's ability to bring businesses into Town. He thanked Ms. Newman, the Finance Committee, Treasurer/Collector and the Assessor for working to get a favorable proposal. Chairman Goddard wants to ensure that there is an exit strategy if the company pulls out of Town. Attorney Brandon Moss explained that last year the legislature changed the TIF law. He reviewed some of the changes he made to the proposed agreement. He pointed out it needs to also be approved by the State as well as at a Town Meeting. Chairman Goddard answered a resident's question explaining the benefits of having a business like this in town including increased tax income, internships, employment. Selectman Reil stated that this may encourage other commercial businesses to come to town and it shows Mendon's flexibility. **Selectman Reil made and Chairman Goddard seconded a motion to sign a ten-year Tax Increment Financing Agreement with D.C. Bates Equipment Co., Inc. and BLKB Corporation pending review by both parties' counsels. The motion carried unanimously.**

**Chairman Goddard made and Selectman Reil seconded a motion to enter into Executive Session, MGL Chapter 30A Section 21, to conduct strategy sessions with respect to contract negotiations with the Town Hall Employees Union, the Mendon Coalition of Police, AFL-CIO Local 188, Mendon Police Civilian's Employees Association & Mendon Permanent Fire Fighters Union and to consider the lease and/or value of 36 Milford Street, potential and pending litigation. An open meeting may have a detrimental effect on the bargaining position of the Board of Selectmen and I so declare. We'll reconvene only to adjourn. A roll call vote is need. Reil-aye, Goddard-aye. 8:00 p.m.**

**Selectman Reil made and Chairman Goddard seconded a motion to adjourn the meeting at 9:52 p.m. The motion carried unanimously.**

Respectfully submitted,

A handwritten signature in cursive script that reads "Diane Willoughby". The signature is written in black ink and is positioned above the printed name and title.

Diane Willoughby  
Administrative Assistant

Documents Discussed located in 'Administrative Secretary's' Office:  
Executive Session Meeting Minutes of March 11, 2015  
Cathodic Protection Easement Commonwealth of Massachusetts  
Grant of Location and License Agreement, Tract No(s) W-74B and W-74C  
D.C. Bates Overview dated April 21, 2015  
TIF Agreement between Town of Mendon and D. C. Bates Equipment Co., Inc. and BLKB Corp. dated April 21, 2015