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TOWN OF WAYLAND

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RELEASED WITH
REDACTIONS

BOARD OF SELECTMEN

LEA T. ANDERSON
MARY M. ANTES
THOMAS J. FAY
CHERRY C. KARLSON
DOUGLAS A. LEVINE

**Board of Selectmen
Meeting Minutes
Executive Session
August 12, 2019
6:00pm**

**Wayland Town Building, Selectmen's Meeting Room
41 Cochituate Road, Wayland**

Attendance: Lea Anderson, Mary Antes, Tom Fay, Cherry Karlson, Doug Levine

Absent: None

Also Present: Louise Miller, Town Administrator; Elizabeth Doucetter, Assistant Town Administrator

Purpose: At 9:44pm, C. Karlson called the session to order in the Selectmen's Meeting Room, Wayland Town Building by unanimous roll call vote of the Board (YEA: L. Anderson, M. Antes, T. Fay, C. Karlson, D. Levine. ABSENT: None. ABSTAIN: None. Adopted 5-0.) in open session as permitted by Massachusetts General Laws, Chapter 30A, Section (a) (6) to discuss the purchase, exchange, lease or value of real estate with respect to the Town's agreement with Twenty Wayland, LLC, relative to property and development located off 400-440 Boston Post Road, and pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) and (6) to review and approve the executive session minutes of July 31, 2019, with a vote to approve and hold the Executive Session minutes of July 31, 2019.

Twenty Wayland: The Board reviewed the summary memo from KPLaw which [REDACTED]

[REDACTED] T. Fay updated the Board on his discussion with the Town Center management company National Development relating to improving foot traffic.

The Board discussed the negotiation strategy of drafting and issuing an RFP to lease/purchase existing space for use as a Council on Aging/Community Center (CoA/CC) facility. This may put pressure on TwentyWayland to recommence discussions on the Municipal Parcel and surrounding lots.

L. Miller reported that TwentyWayland allows its taxes to accrue and as it approaches tax title status, they pay. The Board was supportive of pursuing tax title action.

C. Karlson reported that Zurich representative Sharmeen Dossani requested a meeting the week of September 3rd to discuss potential tenants and wastewater availability. She can ask about potential assistance in acquiring the parcels. The Board instructed Town Administrator L. Miller to be the Town's point person with Zurich.

The Board discussed a multi-pronged strategy with regards to acquiring land at Town Center:

- developing an RFP to lease/purchase CoA/CC space

- issuing a demand letter for the remaining \$620,000 in gift funds from the 2006 Development Agreement as amended
- pursuing the tax title process as able
- being ready to negotiate with TwentyWayland for acquiring the Municipal Parcel and surrounding lots

C. Karlson will review the August 26 agenda and, if time permits, add a discussion of drafting an RFP for CoA/CC space to the regular session agenda. M. Antes will mention this to the Council on Aging in open session at its next meeting. Both of these steps will further the strategy of publicizing a move away from needing the Municipal Parcel.

Executive Session Minutes: The Board reviewed the draft executive session minutes of July 31, 2019. L. Anderson moved, seconded by D. Levine, to approve as amended and hold the executive session minutes of July 31, 2019. Roll call vote of the Board. YEA: M. Antes, T. Fay, C. Karlson, D. Levine, L. Anderson. NAY: none. ABSENT: none. ABSTAIN: none. Adopted 5-0.

Exit Executive Session: At 10:21pm, T. Fay moved, seconded by D. Levine, to exit Executive Session. Roll call vote of the Board. YEA: M. Antes, T. Fay, C. Karlson, D. Levine, L. Anderson. NAY: None. ABSENT: None. ABSTAIN: none. Adopted 5-0.

Documents provided:

1. [REDACTED]
2. Draft executive session minutes of July 31, 2019