

**Town-Owned Property Management Board
Georgetown, Maine
Minutes of Meeting--August 5, 2009**

Executive Session

The Town-Owned Property Management Board ("TOPMB" or the "Board") met in Executive Session with the tenants of the Wharf in accordance with the terms of the current lease at the Town Office at 10:00 am. Present were: Board members Myrick Freeman, Chairman, Bruce Blessington, and Bronwen Tudor; and tenant representatives Chris Johnston, Keith Longbottom, and Jim Johnston.

Public Meeting

Mr. Freeman called the meeting to order at 11:15. John Wood joined the Board to report on his conversations with John Day and Sally Davis, as directed at the previous meeting, regarding title to the Town Woodlot . (He was not able to speak to Jessica Avery as she was on vacation but will speak with her when she returns.) The problem is that no one could buy the property or get a mortgage on it without title insurance so the question becomes: what would that require? The Five Islands Road was moved a few feet in the 1930's which is one complicating factor in determining boundaries. Although the tax map now shows a series of Plot 25's labeled A, B, etc, all the land was once owned by Hassenfus and is now owned by Hassenfus and Magliosi. Mr. Wood and the experts he consulted, recommend additional "preliminary" survey research be done by Mr. Wood before any action is taken by the Town. It was moved, seconded and voted to authorize up to \$500 for Mr. Wood's time and it was agreed that the initial work would begin in September or October with the field work to be completed by the end of the year.

Charlie Collins, liaison to the Selectmen, joined the meeting in progress at 11:30 am and Mr. Wood departed. Mr. Blessington summarized the issues discussed in Executive Session earlier noting that the Board expressed the desire to separate revisions to the Lease and Bid Process from any judgment regarding the performance or quality of the current tenants. He also pointed out that the Selection Criteria under discussion reflect a desire for competent operators. Good feedback was received on the terms of the draft Heads of Lease Agreement.

There was general discussion of the present economic situation, especially in regard to the wholesale lobster and bait business. It was noted that under current market circumstances, the escalation clause proposed in the lease revisions might become a de-escalation clause. Furthermore, since virtually all of the equipment now in operation at the wharf is owned by the current tenants, a new leaseholder would have to make a significant capital investment above and beyond the rental requirements of the lease. Hence, there is the possibility that an open bid process at this time might result in a lower income stream for the Town.

Ms. Tudor asked if it would be possible to negotiate the desired revisions to the lease and to extend it under those terms without going out to bid as this would allow time for completion of the extensive maintenance project already scheduled, as well as possible improvements in market conditions. Mr. Blessington spoke in support of this approach and proposed that Mr. Freeman consult Skip Stinson about its legality. It was so moved, seconded, and voted.

The minutes of July 28 were tabled and the meeting moved to Todd's Landing where the placement of signs as previously voted and large rocks to delineate the permissible parking area was reviewed. The meeting was adjourned there at approximately noon.

Respectfully submitted,
Bronwen Tudor, Secretary.