

Justin Paré, President
John Simmons, Vice President
John Costello
Daniel Donovan
Mark Gould, Jr.



Darius Gregory
Andrew Shanahan
Andrea Slobogan
Patricia St. Pierre

Town of North Attleborough
TOWN COUNCIL
43 South Washington Street, North Attleborough, MA 02760
Phone: (508) 699-0100

3/20/2024 - Minutes

I. Pledge Of Allegiance

Vice-President Simmons called the meeting to order at 7:00 P.M. and lead the Committee and the audience in the pledge of allegiance.

Members Present:

John Simmons
Craig Cameron
John Costello
Pat St. Pierre
Kathleen Prescott

Members Absent:

Chris Shamp
Dan Donovan

Staff Present:

Town Manager Michael Borg
Assistant Assessor Cheryl Smith

Invited Guests Present:

None at this time

Documents Reviewed:

- Finance Sub-Committee Meeting Minutes of 3/6/2024.

- Measure 2024-072-Authorization to approve a New Request for Bid Sale of Real Property for the parcels of land only located at both 35 Johnson St. and 35 Whiting St.

Measure 2024-073- To Authorize the transfer of \$50,000.00 from the Public Buildings Full Time Salaries Account to Town Attorney Account

II. Approval Of Minutes

- a. Approval of Finance Sub-Committee Minutes of March 6, 2024

Councilor St. Pierre made a motion to approve the Finance Sub-Committee Meeting Minutes of March 6, 2024.

Councilor Costello seconded the motion.

Motion carried 5-0.

III. Resident And Community Comment

None at this time.

IV. Old Business

None at this time.

V. New Business

- a. Measure 2024-072-Authorization to approve a New Request for Bid Sale of Real Property for the parcels of land only, located at both 35 Johnson St. and 35 Whiting St.

Measure 2024-072-Authorization to approve a New Request for Bid Sale of Real Property for the parcels of land only located at both 35 Johnson St. and 35 Whiting St.

On April 28, 2023, bids were solicited for two properties, but all offers received fell short of expectations. The 2023 assessed valuation of 35 Whiting Street stood at \$223,800, and that of 35 Johnson Street was \$308,000, representing the minimum amounts the Town was willing to accept. Due to the inadequacy of the bids, they were consequently declined.

Given the declining state of the houses on these properties, I propose selling the parcels for no less than 90% of the land's assessed values.

35 Whiting Street

2024 Total Assessed Value \$243,400.00

Land-only Assessed Value \$ 113,800.00

90% of Land-only Assessed Value = \$102,420.00

35 Johnson Street

2024 Total Assessed Value \$330,200.00

Land-only Assessed Value \$144,600.00

90% of Land-only Assessed Value = \$130,140.00

I respectfully request the Town Council approve this measure allowing the Town Manager to initiate a new bidding process for the sale of real property situated at 35 Johnson Street and 35 Whiting Street. The bids should start at a minimum of 90% of their appraised land values.

Town Manager Borg explained this measure. He explained that these two pieces of property had previously been approved to go out to bid. They were put out to bid and the bid amounts came in much too low. This request is to put the two properties out to bid, but this time just the land. We will put it out to bid as land-only assessed value and the Town can accept 90% of this value.

Topics of discussion:

1. Houses on each of the properties are in such disrepair that they will need to be torn down.
2. Whoever wins the bid, would be responsible for the demolition of the building.
3. **Once sold, then both of the properties can go back on the tax rolls.**

Councilor St. Pierre made a motion to refer Measure 2024-072- Authorization to approve a New Request for Bid Sale of Real Property for the parcels of land only located at both 35 Johnson St. and 35 Whiting St. back to the Full Town Council with a favorable recommendation.

Councilor Costello seconded the motion.

Motion carried 5-0.

- b. Measure 2024-073-To Authorize the transfer of \$50,000.00 from the Public Buildings Full Time Salaries Account to the Town Attorney Account

Measure 2024-073- To Authorize the transfer of \$50,000.00 from the Public Buildings Full Time Salaries Account to Town Attorney Account

It is requested that the Town Council approve the transfer of \$50,000.00 from the Public Buildings Full-Time Salaries Account (011928-511000). \$25,000.00 will be transferred to the Legal Services Account (011519-530003) and \$25,000.00 will be transferred to the Labor Relations Account (011519-530004).

The balances in each of these accounts is almost zero and will need to be replenished to pay anticipated future invoices for Legal Services and Labor Relation Services rendered.

Town Manager Borg explained why the attorney expenses are so high to date:

1. 451 Elm Street Purchase
2. Proposed Chapter 40B project on Draper Ave.
3. Webster Mill Property
4. Personnel actions
5. Discipline actions
6. 21 East Street
7. Holbrook Ave.
8. **Town Contract Review**
9. 95% or greater these Legal Fees are on an hourly basis at \$260.00 an hour.

Councilor St. Pierre made a motion to refer Measure 2024-073- To Authorize the transfer of \$50,000.00 from the Public Buildings Full Time Salaries Account to the Town Attorney Account with a positive recommendation.

Councilor Costello seconded the motion.

Motion carried 5-0.

VI. Adjournment

Councilor St. Pierre made a motion to adjourn.

Councilor Costello seconded the motion.

Motion carried 6-0.

Regular Meeting adjourned at 7:25 PM.