

**PROCEEDINGS
SPECIAL TOWN MEETING
October 16, 2017**

On October 16, 2017, Town Clerk, Kevin Poirier, opened the Special Town Meeting at 7:10 pm by announcing , “with 79 RTM members present, we have a quorum.”

Town moderator , Deborah Kohl, led the membership in the Pledge of Allegiance to our Flag.

She then called for a moment of silence for the Men and Women service in our Armed Forces.

Town moderator, Deborah Kohl, read the warrant

**NORTH ATTLEBOROUGH WARRANT
FOR THE REPRESENTATIVE SPECIAL TOWN MEETING**

Monday, October 16, 2017

THE COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

To either Constables of the Town of North Attleborough:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the legal voters of the Town of North Attleborough to meet at the North Attleborough Middle School Cafetorium, in said North Attleborough on:

Monday the 16th of October, 2017 AD

At 7:00 P.M., then and there to act upon the following articles to wit:

And you are hereby directed to serve this warrant by posting up attested copies thereof at the Richards Memorial Library, and Town Hall at least twenty-one days before the time of said meeting. Hereof, fail not, and make due return of this warrant with your doings thereon to the Town Clerk on or before the time of said meeting.

Given our hands and seal of the town of North Attleborough on this September 21, 2017.

NORTH ATTLEBOROUGH BOARD OF SELECTMEN

Michael Lennox, Chairman
Keith Lapointe, Vice-Chairman
John C. Rhyno
Paul Belham
Patrick Reynolds

Moderator read the return:

BRISTOL, ss.

Pursuant to this within warrant, I have notified the inhabitants of the Town of North Attleborough within described, to meet at the time and place for the purpose within mentioned by posting an attested copy of this warrant in Town Hall Lobby, Richards Memorial Library and Town Website twenty-one (21) days before the time of said meeting.

Chief John J. Reilly, Constable
Town of North Attleborough

Robert Nerz (P7) made a motion as follows:

I move that the Town Meeting Adopt the Bourne Amendment: That any motion to increase the amount of money recommended for and article must specify where the additional monies will come from.

Motion seconded

Motion carried.

Robert Nerz (P7) made a motion as follows:

I move that the Town Meeting adopt the procedural rule: That the count of a super majority vote, when declared obvious by the Moderator, shall not be taken unless requested by seven or more RTM members.

Motion seconded.

Motion carried.

ARTICLE-1 Allen Avenue School

BOARD OF SELECTMEN

To see if the Town will approve the transfer of management and jurisdiction of the Allen Avenue School Building and property from the School Committee to the Board of Selectmen. Or to do or act in any manner relative thereto.

PURPOSE AND JUSTIFICATION:

The School Committee at its meeting on August 14, 2017 voted to approve the transfer of the Allen Avenue School Property to the Board of Selectmen. L.G.L. Ch. 40 Sec. 15A, reads in part “whenever a board ...having change of land ... for a specific purpose shall determine that such land is no longer needed for such purpose shall forthwith give notice of such determination to the ...Board of Selectmen at any time after receipt of such notice...The town by a two thirds vote...may transfer the care, custody, management and control of such land to the same or another board of the town for another specific municipal purpose. The school committee vote to transfer its jurisdiction over the Allen Avenue School requires town meeting approval by a two thirds vote, in that it is a transfer of control and a change of municipal purpose.

FINANCE COMMITTEE VOTE: 7-0

2/3 MAJORITY VOTE

FINANCE COMMITTEE RECOMMENDATION: That the Town vote to approve the transfer of management and jurisdiction of the Allen Avenue School Building and property from the School Committee to the Board of Selectmen.

FINANCE COMMITTEE REASON: As stated in the purpose and justification.

By a 2/3 majority vote, the RTM members approved the Finance Committee’s recommendation.

ARTICLE -2 Tax Increment Financing (TIF) for Balise Auto Group BOARD OF SELECTMEN

To see if the Town will vote to approve Tax Increment Financing (TIF) for Balise auto Group to incent them to relocate a Honda dealership from Lincoln, RI to North Attleborough. The TIF will offer property tax incentives to Balise for nine fiscal years, after the new facility is built. The agreement will be between the Town of North Attleborough and BAR Attleboro LLC. It is for assessor’s lot 62 as shown on designation Map 26. Or to do or act in any manner relative thereto.

PURPOSE AND JUSTIFICATION:

Balise intends to invest about \$9M in a “superstore” to be located on an abandoned site in town. The TIF will enable Balise to be profitable at the site within six years, given their revenue projections. This is a long payback for a large investment, but Balise is willing to accept it because of the long term potential of the location.

FINANCE COMMITTEE VOTE: 7-0

MAJORITY VOTE

FINANCE COMMITTEE RECOMMENDATION: That the Town vote to approve Tax Increment Financing (TIF) for Balise auto Group to incent them to relocate a Honda dealership from Lincoln, RI to North Attleborough. The TIF will offer property tax incentives to Balise for nine fiscal years, after the new facility is built. The agreement will be between the Town of North Attleborough and BAR Attleboro LLC. It is for assessor’s lot 62 as shown on designation Map 26.

FINANCE COMMITTEE REASON: As stated in the purpose and justification.

By a majority vote, the RTM members approved the Finance Committee’s recommendation.

ARTICLE -3 Tax Increment Financing (TIF) for Balise Auto Group BOARD OF SELECTMEN

To see if the Town will vote to approve Tax Increment Financing (TIF) for Blaise auto Group to incent them to relocate a Honda dealership from Lincoln, RI to North Attleborough. The TIF will offer property tax incentives to Balise for nine fiscal years, after the new facility is built. The agreement will be between the Town of North Attleborough and Alfredo M. DosAnjos, trustee, 865 S. Washington Street Realty Trust. It is for assessor’s lots 50, 51, 85-88 as shown on designation Map 26. Or to do or act in any manner relative thereto.

PURPOSE AND JUSTIFICATION:

Balise intends to invest about \$9M in a “superstore” to be located on an abandoned site in town. The TIF will enable Balise to be profitable at the site within six years, given their revenue projections. This is a long payback for a large investment, but Balise is willing to accept it because of the long term potential of the location.

FINANCE COMMITTEE VOTE: 7-0

MAJORITY VOTE

FINANCE COMMITTEE RECOMMENDATION: That the Town vote to approve Tax Increment Financing (TIF) for Balise auto Group to incent them to relocate a Honda dealership from Lincoln, RI to North Attleborough. The TIF will offer property tax incentives to Balise for nine fiscal years, after the new facility is built. The agreement will be between the Town of North Attleborough and Alfredo M. DosAnjos, trustee, 865 S. Washington Street Realty Trust. It is for assessor’s lots 50, 51, 85-88 as shown on designation Map 26.

FINANCE COMMITTEE REASON: As stated in the purpose and justification.

By a majority vote, the RTM members approved the Finance Committee’s recommendation.

ARTICLE -4 Tax Increment Financing (TIF) for Balise Auto Group

BOARD OF SELECTMEN

To see if the Town will vote to approve Tax Increment Financing (TIF) for Balise auto Group to incent them to relocate a Honda dealership from Lincoln, RI to North Attleborough. The TIF will offer property tax incentives to Balise for nine fiscal years, after the new facility is built. The agreement will be between the Town of North Attleborough and Alfredo M. DosAnjos, trustee, 855 S. Washington Street Realty Trust. It will be for the property described in the deed recorded at the Bristol County Northern District Registry of Deeds Book 17730, page 156 dated October 2, 2008. Or to do or act in any manner relative thereto.

PURPOSE AND JUSTIFICATION:

Balise intends to invest about \$9M in a “superstore” to be located on an abandoned site in town. The TIF will enable Balise to be profitable at the site within six years, given their revenue projections. This is a long payback for a large investment, but Balise is willing to accept it because of the long term potential of the location.

FINANCE COMMITTEE VOTE: 7-0

MAJORITY VOTE

FINANCE COMMITTEE RECOMMENDATION: That the Town vote to approve Tax Increment Financing (TIF) for Balise auto Group to incent them to relocate a Honda dealership from Lincoln, RI to North Attleborough. The TIF will offer property tax incentives to Balise for nine fiscal years, after the new facility is built. The agreement will be between the Town of North Attleborough and Alfredo M. DosAnjos, trustee, 855 S. Washington Street Realty Trust. It will be for the property described in the deed recorded at the Bristol County Northern District Registry of Deeds Book 17730, page 156 dated October 2, 2008.

FINANCE COMMITTEE REASON: As stated in the purpose and justification.

By a majority vote, the RTM members approved the Finance Committee’s recommendation.

ARTICLE -5 Tax Increment Financing (TIF) for Balise Auto Group

BOARD OF SELECTMEN

To see if the Town will vote to approve Tax Increment Financing (TIF) for Balise auto Group to incent them to relocate a Honda dealership from Lincoln, RI to North Attleborough. The TIF will offer property tax incentives to Balise for nine fiscal years, after the new facility is built. The agreement will be between the Town of North Attleborough and Alfredo M. DosAnjos, trustee, 849 S. Washington Street Realty Trust. It is for assessor’s lots 46, 47, 95-99, 101-106 as shown on designation Map 26. Or to do or act in any manner relative thereto.

PURPOSE AND JUSTIFICATION:

Balise intends to invest about \$9M in a “superstore” to be located on an abandoned site in town. The TIF will enable Balise to be profitable at the site within six years, given their revenue projections. This is a long payback for a large investment, but Balise is willing to accept it because of the long term potential of the location.

FINANCE COMMITTEE VOTE: 7-0

MAJORITY VOTE

FINANCE COMMITTEE RECOMMENDATION: That the Town vote to approve Tax Increment Financing (TIF) for Balise auto Group to incent them to relocate a Honda dealership from Lincoln, RI to North Attleborough. The TIF will offer property tax incentives to Balise for nine fiscal years, after the new facility is built. The agreement will be between the Town of North Attleborough and Alfredo M. DosAnjos, trustee, 849 S. Washington Street Realty Trust. It is for assessor’s lots 46, 47, 95-99, 101-106 as shown on designation Map 26.

FINANCE COMMITTEE REASON: As stated in the purpose and justification.

By a majority vote, the RTM members approved the Finance Committee’s recommendation.

ARTICLE – 6 Tax Increment Financing (TIF) for Balise Auto Group

BOARD OF SELECTMEN

To see if the Town will vote to approve Tax Increment Financing (TIF) for Balise auto Group to incent them to relocate a Honda dealership from Lincoln, RI to North Attleborough. The TIF will offer property tax incentives to Balise for nine fiscal years, after the new facility is built. The agreement will be between the Town of North Attleborough and Alfredo M. DosAnjos, trustee, Cooper Avenue Realty Trust. It is for assessor’s lots 72-83, 89-94, 107-110, 142-149 as shown on designation Map 26. Or to do or act in any manner relative thereto.

PURPOSE AND JUSTIFICATION:

Balise intends to invest about \$9M in a “superstore” to be located on an abandoned site in town. The TIF will enable Balise to be profitable at the site within six years, given their revenue projections. This is a long payback for a large investment, but Balise is willing to accept it because of the long term potential of the location.

FINANCE COMMITTEE VOTE: 7-0

MAJORITY VOTE

FINANCE COMMITTEE RECOMMENDATION: That the Town vote to approve Tax Increment Financing (TIF) for Balise auto Group to incent them to relocate a Honda dealership from Lincoln, RI to North Attleborough. The TIF will offer property tax incentives to Balise for nine fiscal years, after the new facility is built. The agreement will be between the Town of North Attleborough and Alfredo M. DosAnjos, trustee, Cooper Avenue Realty Trust. It is for assessor’s lots 72-83, 89-94, 107-110, 142-149 as shown on designation Map 26.

FINANCE COMMITTEE REASON: As stated in the purpose and justification.

By a majority vote, the RTM members approved the Finance Committee’s recommendation.

By a majority vote the RTM members approved a motion to adjourn Sine Die at 7:19pm on October 16, 2017.