

**Town of Kingston  
Community Preservation Committee**

EXECUTIVE SESSION MINUTES  
May 1, 2010

Present: Craig Dalton, Pine duBois, Don Ducharme, David Gavigan, Mathew Hamilton, Marilyn Kozodoy and John LaBrache  
Absent: Ken Moalli and Paul Ricci

Mr. LaBrache reported Ms. duBois and he had sat in on negotiations with the Calista family and they are solid on their asking price of \$1 million. He stated Town Counsel says the Town can only offer the appraised value. The Calista family does not want to pay for another appraisal. They questioned the accuracy and timing of the current appraisal and would like one that includes the last 4 months of data.

Ms. duBois reported the Committee needs to vote to release the appraisal to the Calista family. She also reported the deadline of the State self help grant was March 21, 2010.

Ms. duBois informed the Committee she has been told L. Knife is willing to donate \$200,000 toward the purchase of the Calista property. She is willing to try to get them to increase that to \$250,000. She would like advice from Town Counsel about accepting the donation and the Town not paying more than the appraised value of \$802,000.

Ms. duBois feels the appraisal is good and we need to release the appraisal to the Calista family. If they find a big hole in it, we can vote to fund another one.

Mr. LaBrache needs an amount to put in the motion as offer and how much will be bonded. Mr. Hamilton suggested a total of \$900,000 with \$400,000 from this year's CPA funds and \$500,000 bonded for 2012. He pointed out this would free up this year's money.

Ms. duBois asked if the Committee puts numbers in the motions now, can they be changed. Mr. LaBrache indicated numbers can be changed up to June 1<sup>st</sup>.

Mr. Dalton indicated the Calista number dictates all others. He suggested raising the total to \$945,000 in order to cover closing costs.

Upon motion by Mr. Gavigan and seconded by Mr. LaBrache, following discussion and a 7-0-0 vote, it was:

VOTED:       for the Committee to come out of Executive Session

Respectfully Submitted

Priscilla Brackett  
Secretary