

**Regular Session Minutes—Select Board Meeting**  
**Remote Participation Meeting**  
**June 9, 2022**

PRESENT: Town Manager Sarah Stanton, Emily Mitchell, Chair; Clerk Bopha Malone, Shawn Hanegan, Edward Pierce, Margot Fleischman

ALSO PRESENT: Nina Pickering-Cook, Anderson & Krieger, LLP; Stephanie Dubanowitz, Anderson & Krieger, LLP; Colleen Doyle Assistant Town Manager of Human Resources and Administration, Amy Fidalgo, Assistant Town Manager of Operations; Charlie Ticotsky, Special Assistant to the Town Manager; Eileen Blanchette, Administrative Assistant Town Managers Office; Paul Kominers, David Grunes, Fire Chief; Bedford Facilities, Mark Sullivan, Fire Department; Erin Dorr, Community Preservation Committee; Theresa Blake, Police Department; J Raymond Miyares, Miyares and Harrington LLP; Lee Yates, Historic Preservation Commission; John McClain, Historic District Commission; Mike Rosenberg, *The Bedford Citizen*; Bill Moonan, Historic District Commission.

**22-118 Open Public Meeting Session**

Ms. Mitchell opened the meeting at 1:30 pm.

The Select Board members were asked to announce that they were present: Ms. Mitchell present; Ms. Fleischman present; Ms. Malone present; Mr. Hanegan present; Mr. Pierce present.

**22-119 Executive Session for the purposes of discussing strategy related to acquisition of 139 The Great Road and strategy related to litigation captioned, "Carol C. Amick, William S. Moonan, Gayle Porter Lewis, Sandra Blake, Michael J. Healey, Malinda Renee Healey, Michelle A. Healey, Linda Healey, Barbara P. Hitchcock, Jon L. O'Connor, Jan Van Steenwijk, Philip Terry Gleason, Laurie Gleason, and Daniel P. Carroll v. the Town of Bedford."**

Ms. Fleishman moved to open the Executive Session for the purposes of discussing strategy related to acquisition of 139 The Great Road and strategy related to litigation captioned, "Carol C. Amick, William S.

**Moonan, Gayle Porter Lewis, Sandra Blake, Michael J. Healey, Malinda Renee Healey, Michelle A. Healey, Linda Healey, Barbara P. Hitchcock, Jon L. O'Connor, Jan Van Steenwijk, Philip Terry Gleason, Laurie Gleason, and Daniel P. Carroll, to return to open session. Mr. Hanegan seconded.**

**The Select Board was polled individually: Ms. Fleischman aye; Ms. Mitchell aye; Ms. Malone aye; Mr. Hanegan aye; Mr. Pierce aye. The motion passed 5-0-0.**

**22-120 Return to Open Session – Discussion – Land acquisition of 139 The Great Road.**

**Ms. Fleischman moved to (a) approve an increase in the purchase price for the Property from One Million Five Hundred Fifty Thousand Dollars (\$1,550,000.00) to One Million Seven Hundred Thousand Dollars (\$1,700,000.00); (b) authorize the use of federal aid available to the Town of Bedford under the American Rescue Plan Act in the amount of \$150,000.00 for the purchase of the Property; (c) authorize the Town Manager to expend the ARPA Funds for the purchase of the Property; (d) approve that certain First Amendment to Purchase and Sale Agreement concerning the Town's purchase of the Property, substantially in the form presented to the Board at its June 9, 2022 meeting, with changes to be approved by the Town Manager in the Town Manager's reasonable discretion in consultation with Town Counsel; and (d) authorize the Town Manager to execute the Amendment and to take all actions on behalf of the Town that are reasonably necessary, in the judgment of the Town Manager, to complete the purchase of the Property in accordance with the P&S, the Amendment and the applicable Town Meeting vote, including without limitation delivering closing funds and signing deeds, closing forms, closing documents, and settlement statements. Ms. Malone seconded.**

**The Select Board was polled individually: Ms. Fleischman aye; Ms. Mitchell aye; Ms. Malone aye; Mr. Hanegan aye; Mr. Pierce aye. The motion passed 5-0-0.**

*Materials: Draft Motion - Updated Purchase and Sale - \$1.7M, First Amendment (1422898.1), Vote re\_ Amendment 6\_9(1422910.1)*

**Ms. Malone moved to adjourn. Mr. Mr. Hanegan seconded.**

**The Select Board was polled individually: Ms. Fleischman aye; Ms. Mitchell aye; Ms. Malone aye; Mr. Hanegan aye; Mr. Pierce aye. The motion passed 5-0-0.**

**Meeting adjourned at 2:10 p.m.**

**Approved as Record Copy**

**Respectfully submitted by Eileen Blanchette**