

**TOWN OF CONCORD
SELECT BOARD
MINUTES
SEPTEMBER 3, 2020
4:00PM
VIDEO CONFERENCE CALL**

Pursuant to notice duly filed with the Town Clerk, the Concord Select Board convened in a meeting via video conference call on September 3, 2020 at 4:00pm.

Present were Michael Lawson, Chair; Linda Escobedo, Clerk; Terri Ackerman, Susan Bates, and Jane Hotchkiss. Also present were Stephen Crane, Town Manager; and Mina Makarios, Town Counsel.

Call to Order

Select Board Chair Michael Lawson called the meeting to order at 4:00pm.

Approve changes to the TIF Agreement as proposed by Town Counsel

Mr. Lawson noted that since the last time the TIF Agreement was publicly discussed, Town Counsel has reviewed it and offered changes that were included in the [meeting documents](#). Ms. Escobedo had also sent a grammatical correction for a missing apostrophe on page 2 of the agreement.

Upon a motion duly made and seconded, it was UNANIMOUSLY:

VOTED: to adopt changes to the Tax Incentive Financing Agreement with Town Counsel's input, and to remove the apostrophe in the word "party's" on page 2, and to remove an extra 'e' in Christopher Heights on page 2.

Roll call vote

Mike Lawson: Aye
Terri Ackerman: Aye
Jane Hotchkiss: Aye
Linda Escobedo: Aye
Susan Bates: Aye

Reconsider Select Board's position on Article 16

Upon a motion duly made and seconded, it was 4-1:

VOTED: to reconsider the Select Board's position on Article 16.

Roll call vote

Mike Lawson: Aye
Terri Ackerman: Aye
Jane Hotchkiss: Aye
Linda Escobedo: Aye
Susan Bates: Nay

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Ms. Hotchkiss explained her support for Article 16, stating that the Junction Village assisted living development would have the potential to help individuals in the area who are at a difficult point in life, and would also help Concord make progress on its stated affordable housing goals.

Ms. Bates explained her vote and said that she did not think that this project deserved a unanimous vote given all that the Select Board has talked about since February. More work should have been done on this. Otherwise, Ms. Bates said she was fine with the project.

Ms. Ackerman voiced her approval for reconsidering Article 16, citing the developer's willingness to compromise, Town Counsel's review and revisions to the TIF, and the promise made by Grantham Heights that they would not seek any additional financial support from the Town in any manner.

Ms. Escobedo contributed that it has been a long and complicated process, and that at every turn the Select Board has sought out public input and review. Ms. Escobedo stated that the development helps Concord meet a clear need for affordable housing for the senior population, and that the Town must continue to attempt to develop a range of affordable housing for people of all ages at locations across town.

Mr. Lawson offered his support for Article 16, citing the project as being one of the several developments in town that show the town is making progress on its affordable housing goals.

Upon a motion duly made and seconded, it was 4-1:

VOTED: to move affirmative action on Article 16.

Roll call vote

Mike Lawson: Aye
Terri Ackerman: Aye
Jane Hotchkiss: Aye
Linda Escobedo: Aye
Susan Bates: Nay

Adjourn

Upon a motion duly made and seconded, it was UNANIMOUSLY

VOTED: to adjourn.

Roll call vote

Mike Lawson: Aye
Terri Ackerman: Aye
Jane Hotchkiss: Aye
Linda Escobedo: Aye
Susan Bates: Aye

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