

Annual Report Board of Selectmen 2005

This report is a brief overview of the Town's activities for the year ending December 31, 2005. Please refer to the many departmental and committee reports for more detailed information on many of these topics.

As we look back on 2005, former Coast Guard property weighed heavily on the agenda. On January 5, 2005, the Board of Selectmen entered into a purchase and sale agreement with the United States of America, General Services Administration, to purchase 150,000 square feet of land and housing, most recently occupied by the Coast Guard, on Castle and Gardner Roads and Goddard Drive. This purchase was authorized by our August 9, 2004 Special Town Meeting, which approved the borrowing of \$2,100,000 dollars for the purchase. We had the deed signed by March 1, 2005 and had twelve happy families occupying the units by May 1, 2005. The Town heard the report of the Planner's Collaborative relative to the reuse of the property at our 2005 Annual Town Meeting and has subsequently established the Coast Guard Housing Design and Development Committee. This committee seeks to bring to a future town meeting concepts for the reuse of this property. Deed restrictions established by the GSA limit the town's options for the first three years after the purchase. During this period, the town has contracted with the Hall Companies to manage this asset. We are pleased to report that rental incomes, less management fees and maintenance expenses, exceed our borrowing costs. This also allows us to offer local families rental housing opportunities during this transition period at no expense to the taxpayer.

As for the other former Coast Guard property, Consigli Construction returned in the spring of 2005 to complete its external rehabilitation contract on the former Life Saving Station. Requests for proposals for its subsequent reuse were due in late December of 2004, but the deadline was extended until the end of February upon request of the sole applicant, the Nahant Preservation Trust. The Board of Selectman voted to authorize the Town Administrator and Town Counsel to enter into lease negotiations with the Nahant Preservation Trust for the management of the former Life Saving Station property based upon the recommendations of the Life Saving Station Management Advisory Committee.

2005 also marked the first award of Community Preservation Grants from the recently adopted Community Preservation Act. Please refer to the committee's report later in this book. The Board wishes to thank the members of the Community Preservation Committee for the countless hours they have spent in bringing this grant process to fruition. Applications, interviews, compliance determinations and financial award contracts are just a few of the many tasks undertaken by this committee.