

Town Council Policy on 4H Conference Center Sale

Since the announcement of the impending sale of the 4-H Conference Center, the Town Council has been active in seeking input to determine Town priorities regarding this transaction. We held an initial forum to hear from 4-H and their broker, CBRE; two listening sessions, one specifically for residents adjacent to the property and another Town-wide; and had a walk through the back yards of the adjacent residents, soliciting their views directly. We have also created a special committee to advise the Council. This Committee has now met three times and considered many issues regarding Town rights and objectives.

Based upon this effort to date, the Town Council establishes the following opportunities to be sought and issues to be addressed to serve as guidance for the Town's engagement with prospective bidders and the seller:

Opportunities to be sought:

- Open access to forested area, with public path
- Active public recreation area, with amenities
- Compatible residential development and/or possible institutional uses

Issues to be addressed:

- Stormwater management
- Conservation of forested space
- Road design and traffic management
- Impact on school capacity
- Construction noise, traffic, and hazard abatement

Engagement:

The Town seeks to meet with prospective bidders, to review both our opportunities and issues, explore means to collaborate with bidders in support of the Town's identified opportunities, and to possibly offer financial participation.

To that end and recognizing the tight schedule set by the seller to receive bids, we will undertake a proactive program to make potential bidders aware of our interest in holding discussions. **[This could include arranging for a broker to represent the Town's interests.]**

Members of the special committee and Town Councilmembers will be invited to join the initial meetings with bidders. As negotiations may well proceed with a discussion of commercial terms and financial interests, we envision these meetings being conducted in closed sessions.