

LINCOLN BOARD OF SELECTMEN'S

APPROVED

MEETING MINUTES

MONDAY, DECEMBER 11, 2023 – 3:00PM

LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN, NH

(THE RECORDING OF THIS MEETING CAN BE FOUND ON YOUTUBE)

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**Lincoln Board of Selectmen Present:** Chairman, OJ Robinson, Vice Chair, Tamra Ham and Jack Daly

Excused: Tamra Ham

**Staff Present:** Town Manager, Carina Park and Executive Assistant, Jane Leslie.

**Public Present via Zoom:** Mike M. (unknown participant)

**Public Present:** Tom Tremblay, Caldwell Banker Lifestyles

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## I. CALL TO ORDER

Chairman Robinson called the meeting to order at 3:02 p.m.

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## II. BUSINESS PARK APPRAISAL *Discussion*

The Town contracted with Milne-Allen Appraisal Company (Franconia, NH) to conduct an appraisal of the Industrial Business Park lots. Kurt O'Connell (d/b/a O'Connell Builders) has a Purchase and Sales Agreement with the Town for Lot 2 (Map 109 Lot 018) which was contingent upon the results of the appraisal (the appraisal came in at \$168k per lot). Provision #5 of the proposed agreement reads as follows: *"Offer is subject to an appraisal conducted by, and at the expense of, The Town of Lincoln with results satisfactory to the Town. If the price is acceptable to the Town and the Buyer is duly notified, this contingency shall be satisfied. If the appraisal is not acceptable to the town, meaning the appraisal is in excess of the price offered in the Agreement, the Buyer will have the right of first refusal to accept the appraised value or terminate, and otherwise withdraw this offer and receive a full refund of any deposited funds."*

Tom Tremblay (Caldwell Banker Lifestyles agent for Kurt O'Connell d/b/a O'Connell Builders) explained that he had conducted extensive research prior to submitting an offer to the town on behalf of his client, and tried to find comps for the lots at the Business Park and was unable to locate anything comparable in Lincoln or Woodstock. Tom decided to use the price from the town's assessment from two (2) years ago @ \$64K. Tom discussed several points from the appraisal that he disagreed with, and felt were highly inaccurate.

The Board discussed the original intent for the lots when they were first subdivided, which were geared towards small local business owners. OJ commented that he agrees with Tom regarding the methods Milne-Allen used when doing the comps for the Business Park, and feels that these lots are more in line with the property that Jake Belanger purchased up on Route 3 (Kinsman Ridge Rd.- \$59,530 back in 2020).

Jack questioned if Mr. O'Connell had considered increasing his offer after seeing the appraisal results. Tom was not sure; however, he was willing to call Mr. O'Connell to see if this is something he would consider. *The Board took a 5-minute recess for Mr. Tremblay to call Kurt O'Connell.*

OJ commented about the letter he wanted to send out to local Realtors regarding the recent appraisal of the Business Park lots, and suggested that they wait until after the next Selectmen's Meeting (12/18/23) to send it out.

Tom Tremblay re-joined the meeting after speaking with Kurt O'Connell, and Mr. O'Connell is firm with his offer of \$68,200.00, in part because he is limited to what he can do on/with the lot since it is *not* a "mixed use" property.

The Board agreed to wait until the next Selectmen's meeting (12/18/23) to make and announce their decision.

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**III. OLD/NEW BUSINESS**  
**NEW BUSINESS:**

**Town Holiday Office Hours:**

Carina discussed the Town Office(s) hours for the Christmas/New Years Holidays, and noted that Christmas falls on a Monday this year as does New Year's Day and some staff had requested time off the day after Christmas & New Year's, so Town Offices *will* be open on those days with limited staff.

**Public Participation:**

*There was no public participation*

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**IV. NON-PUBLIC Session Pursuant to RSA 91-A:3:(III) (e)**

*There was no Non-Public Session.*

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**IX. ADJOURNMENT**

With no further business to attend to, the Board made the following motion:


**MOTION: "To adjourn."**

**Motion: OJ Robinson**

**Second: Jack Daly**

**All in favor.**

The meeting adjourned at 3:55 p.m.

  
Respectfully Submitted,  
Jane Leslie

Approval Date: December 18, 2023

  
Chairman O.J. Robinson

  
Tamra Ham

  
Jack Daly