

Submitted by: TOWN OF PHIPPSBURG Approved by Selectmen:
SELECTMEN'S MEETING (E)
John M. Young MINUTES
Administrator OCTOBER 9, 2007

Meeting convened at 6:00 p.m. with Selectmen Perkins and Pye in attendance.

I. Meetings and Hearings:

1. Meet with Nancy Sferra from The Nature Conservancy to discuss whether the "Basin Preserve" meets the state requirements for a Property Tax Exemption. Also to be discussed will be payment in lieu of taxes and conservation easements.

Selectmen reviewed the application from The Nature Conservancy and discussed whether the Basin Preserve met state requirements to be designated a tax exempt property. Selectmen stated they had no problem granting the property tax exemption for the Basin Preserve which clearly met the criteria to be deemed tax exempt. The Selectmen stated that The Nature Conservancy property should be viewed in the same light as the Phippsburg Land Trust property and the Bates-Morse Mountain property, both of which are owned by non-profit conservation groups and receive tax exempt status from the Town of Phippsburg.

The only issue the Selectmen had with the property being deemed tax exempt, was the policy of The Nature Conservancy to sell certain parcels of land to support a property or fund their operations. The Selectmen were wary of granting an exemption to a parcel of land with large amounts of waterfront property. The Selectmen did not want to see this property turned around and sold after tax exempt status had been granted, thus losing the potential tax revenue for that piece of property for the period of time it would have been in tax exempt status.

Selectmen requested that The Nature Conservancy explore the possibility of placing a conservation easement on the Basin Preserve to avoid such a scenario from popping up. Nancy Sferra from the Nature Conservancy felt this was an appropriate action and had no problems placing an easement on the Basin Preserve since an easement could be used as a matching grant for the Conservancy should future land acquisition opportunities pop up. Nancy stated she would contact Will Brune and The Nature Conservancy's attorney to draft a letter of intent to place a conservation easement on the Basin Preserve. Both Selectmen were pleased at the consideration given by The Nature Conservancy.

Also discussed was the issue of payment in lieu of taxes. Selectmen Perkins felt the payment should be reviewed annually and both Selectmen wanted to see the payment adjusted annually for inflation, perhaps on a CPI basis.

Language was inserted into the agreement granting tax exempt status

stating the payment in lieu of taxes would be reviewed annually by both parties.

The Nature Conservancy handed a check over to the town of Phippsburg for \$10,000.00 for the tax year 2008 as their payment in lieu of taxes.

II. Adjournment - Selectmen voted (2-0) to adjourn at 6:25 p.m.