

It appears there will be a significant capital outlay required to make the house suitable for residential occupancy.

The Commission is currently having work done on the house to make it immediately more liveable. This includes cosmetic work; some safety work (i.e. repairing the railing to the upstairs and installing a railing into the cellar); making the existing windows operative; scraping and painting the exterior; and removing woody vegetation around the house. It does not include any energy efficiency work. This work is expected to be completed by the middle of May 2010. The cellar was recently waterproofed and a new burner (with tankless hot water) and baseboards installed. The septic system had been repaired sometime in the last 15 years.

This capital outlay will easily take longer than a “5-year” period Lease to recoup. Would the Town be amicable to terms that gave the Tenant a “right of first refusal” to extend at each period? At the end of the first 5-years, The Commission will, if the lease arrangement is working as expected, will seek to extend the lease with the current lessor.

Would the Commission consider reimbursing a tenant for the remaining value of capital improvements at lease end? Any consideration for reimbursement of improvements at the site should be included in the proposal. The proposer should be very specific as to what improvements they are considering making and what they would expect as reasonable reimbursement. The proposer may wish to propose that certain maintenance work would be conducted as a condition of the proposed lease amount proposed. Otherwise, it should be assumed that future improvements at the site the proposer may wish to conduct would need to be negotiated with the Commission at that time.

Has the Easton Historical Commission expressed any specific concerns for the Project, as it relates to any future improvements of the structure? The Easton Historical Commission has not indicated any specific concerns about the structure. They have asked, and any lessor would be required, to review exterior improvements to the building with the Easton Historical Commission.

Has the existing septic system been inspected? Has it been Certified Title 5 Compliant? The system was upgraded in the 1980’s to title V standards.

Is it true that the Commission is not so much seeking a revenue-generating venue with the Tufts Farm, as much as seeking a proposal that enhances the Farm’s value to the community, while preserving the asset and the surrounding natural resources surrounding. Is that a correct assumption?

Yes.