

ARTICLE 13B

ARTICLE 13B: To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain, or otherwise, for historic preservation purposes pursuant to G.L. c.44B, on such terms and conditions as the Board of Selectmen deems appropriate, and to accept a deed to the Town of Plymouth of a fee simple interest to the premises known as The 1820 Plymouth County Court House located at South Russell Street, Plymouth shown on Assessors' Map 19, Lot and Plat: 019-000-002-000, said land or interest to be managed by the Board of Selectmen and to authorize the Board of Selectmen to enter into a ground lease agreement with Plymouth Redevelopment Authority and to convey the buildings to Plymouth Redevelopment Authority for such consideration as the Board deems appropriate, which consideration may be nominal, or to fund a grant to the Plymouth Redevelopment Authority for its purchase of The 1820 Plymouth County Court House and the preservation of the façade and interior courtroom(s) pursuant to a grant agreement between the Board of Selectmen and the Plymouth Redevelopment Authority outlining the purposes and conditions upon which the funds may be expended and requiring the grant to the Town of a preservation restriction in such Court House, and further, to authorize the Board of Selectmen to enter into such grant agreement and to accept a historical preservation restriction meeting the requirements of G.L. c.184; and as funding therefore to appropriate from the Community Preservation Historical Account, estimated annual revenues, fund balance, or reserves the sum of \$1,400,000.00, or take any other action in relation thereto.

COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: Approval \$1,400,000 (Unanimous). The Advisory and Finance Committee advises Town Meeting to approve Article 13B. Town Meeting approval will authorize the acquisition, preservation, and restoration of the 1820 Court House using available CPA Historic fund reserves. Upon the acquisition of this property, the Town will not have any financial responsibility for the maintenance or any of the expense associated with converting the use of the Court House. However, the Town will retain control over the property through a 100-year ground lease and conveyance of the buildings to the Plymouth Redevelopment Authority. Under the terms of the lease and the deed, the Redevelopment Authority would be required to form a consortium to manage the site and oversee the planning of the Court House Campus. If the Redevelopment Authority is unable to meet this obligation, they will be required to sell the property and refund the CPA's grant to the Town's CPA account.