

IN SUDBURY SELECT BOARD

EXECUTIVE SESSION

TUESDAY MAY 19, 2026

Present: Chair Lisa Kouchakdjian, Vice-Chair Janie Dretler, Select Board Member Daniel Carty, Select Board Member Charles Russo, Select Board Member Radha Gargeya, Finance Director-Assistant Town Manager Victor Garofalo, Town Manager Andrew Sheehan, Recording Secretary Deb Takacs

Others Present: Adam Burney, Director of Planning & Community Development; Carmine Gentile, Sudbury Housing Trust Chair; Jack Ryan, Sudbury Housing Trust Vice-Chair; Kay Bell, Sudbury Housing Trust; Ryan Poteat, Planning & Community Development

Call To Order

At 7:05 PM, Chair Kouchakdjian called the Executive Session meeting to order.

Roll Call: Dretler-present and alone, Carty-present and alone, Gargeya-present and alone, Russo-present and alone, Sheehan-present and alone, Burney-present and alone, Poteat-present and alone, Ryan-present and alone, Gentile-present and alone, Bell-present and alone, Takacs-present and alone, Kouchakdjian-present and alone

Discussion regarding potential purchase by the Sudbury Housing Trust. To consider the purchase, exchange, lease or value of real estate if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

Mr. Burney provided detail regarding the potential purchase by the Sudbury Housing Trust at 16 Stone Road for the price of \$825,000. He confirmed that an offer was made by the Sudbury Housing Trust and accepted by the owner, in order for the Sudbury Housing Trust to add to the Town's inventory of affordable family housing units.

Mr. Burney confirmed that the property at 16 Stone Road was inspected by a home inspection professional earlier today and results were very good as to the condition of the home. He added that \$50,000 would be set aside for several maintenance repairs as set by the Sudbury Housing Trust. Mr. Burney explained that any back taxes would be assumed by the Town.

Mr. Burney confirmed that the property was to close in 45 days; he referenced the Offer to Purchase document, including the "Sudbury Housing Trust Home Preservation Process" flow chart document.

Board Members discussed the "Offer to Purchase" document and associated materials. Board Member Russo requested that in the future Mr. Burney submit all related documentation to the Board in advance. Mr. Burney agreed to do so.

Board Member Russo acknowledged that another comparable property in the Pine Lakes neighborhood recently went under agreement at a considerably greater price.

Vice-Chair Dretler motioned to authorize the Sudbury Housing Trust's purchase of the house at 16 Stone Road for \$825,000 for the purpose of placing a permanent affordable deed restriction on the property, to make any necessary repairs, and to resell the property to an income-qualified purchaser. Board Member Carty seconded the motion.

It was on motion 5-0; Dretler-aye, Carty-aye, Gargeya-aye, Russo-aye, Kouchakdjian

VOTED: To authorize the Sudbury Housing Trust's purchase of the house at 16 Stone Road for \$825,000 for the purpose of placing a permanent affordable deed restriction on the property, to make any necessary repairs, and to resell the property to an income-qualified purchaser

Vice-Chair Dretler motioned to support the Sudbury Housing Trust to expend up to \$75,000 for repairs at 16 Stone Road. Board Member Carty seconded the motion.

It was on motion 5-0; Dretler-aye, Carty-aye, Gargeya-aye, Russo-aye, Kouchakdjian

VOTED: To support the Sudbury Housing Trust to expend up to \$75,000 for repairs at 16 Stone Road

Vice-Chair Dretler motioned to adjourn in Executive Session and resume in Open Session. Board Member Carty seconded the motion.

It was on motion 5-0; Dretler-aye, Carty-aye, Gargeya-aye, Russo-aye, Kouchakdjian-aye

VOTED: To adjourn in Executive Session and resume in Open Session

There being no further business, Executive Session was adjourned at 7:30 PM.