

**Memo**

**To: Chairwoman Kyle, Selectwoman Brown, Selectman Khan**

**From: Town Manager**

**Yankee Coop**

**August 13, 2020**

I have had a discussion with Jim Titone of the Yankee Coop. The COOP has requested a meeting with the Board to discuss two items:

1. An expansion of the facility to allow for additional capacity for lobster storage. Under the terms of the lease I believe approval by the Board will be required.
2. In light of item #1 the Co-Op would also request an extension of the current lease. That lease is a ten-year lease that began November of 2015.

Issues for discussion:

1. A lease negotiation may be conducted in non-public session. Ultimately both a lease, and any approval of an extension of the building, or additional buildings on site, would need to be discussed and voted on in public.
2. Engineering work on replacing the sheet pilings at the Town Pier is ongoing. As part of that scope I have directed the engineering firm to develop an “add alternate” in the bid package for rehab or replacement of the so called South Wall, which falls on the Co-Op side of the property. Jim Titone was present for the initial walk through, and I have notified him that it is my view that the Co-Op would be financially responsible for that work. I do not believe that the Co-Op shares my view. That issue is ripe for discussion by the Board and the Co-Op, with a decision possibly taken as part of these negotiations. This work has been deemed ineligible for participation by the federal government as part of the EDA/Commerce Department grant associated with this project. I have attached a picture of the South Wall with this memo. There is not an estimate of cost yet developed on this work.
3. There continues to be an ongoing, and rather strong, disagreement between the Co-Op and some former (and current) members over the terms of membership. The Board can safely anticipate that public discussion of these Co-Op requests will bring that issue to the forefront. It can be safely assumed that existing businesses would likely stand in strong opposition to any physical plant expansion by the Co-Op.
4. I have tentatively offered the Co-Op a meeting with the Board, in non-public (negotiation), at the September 21 meeting, pending Board approval of the same.

---

William Manzi  
Town Manager

