A regular meeting of the Board of Selectmen was held on Thursday June 30, 2016, at 6:30 p.m. in the Francis O’Brien Meeting Room, 26 Bryant Street, Dedham, Massachusetts. Present were:

Dennis J. Guilfoyle

Dr. Dennis J. Teehan, Jr.

James A. MacDonald

Brendan G. Keogh

Mr. Guilfoyle called the meeting to order at 6:03 p.m.

Mr. Guilfoyle reminded all that the meeting was being shown live on Dedham TV, streamed over the internet and recorded for future broadcasts.

**PLEDGE OF ALLEGIANCE**

Led by Mr. Guilfoyle.

Mr. MacDonald moved that the Board go into Executive Session, pursuant to General Laws chapter 30A Section 21 (a)(6) , to consider the purchase, exchange, lease or value of real property; seconded by Mr. Keogh. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

Mr. Guilfoyle informed all that they will be returning to the Selectmen's chambers after Executive Session.

**PUBLIC MEETING CONTINUED**

Jean Ford Webb, Jim Kaufman and Sarah Perkins were present before the Board.

Mr. MacDonald asked Ms. Ford Webb for the name of the restaurant.

Ms. Ford Webb answered that the name of the restaurant will be Maddy Lou’s the corporation that will build out is called Ceardai Capital.

Ms. Ford Webb asked that this information not be put in the newspaper.

Mr. MacDonald moved to approve the First Amendment to the lease between the Town and MBACC, conditioned upon the insertion, in section 7.4 of the lease, of terms satisfactory to the Town Manager as reviewed and approved by Town Counsel, to limit the required submission of banking, financial and other credit information to the tenant and other persons directly responsible to pay rent to the Town and further that the town will be required to act on requests for landlord consent of transfer within 30 days or such other period as may be reasonably required and further that the landlord shall approve request for transfer based upon the inclusion of the proposed use within those purposes set forth in section 2.2 and satisfactory demonstration of transferees credit worthiness; further that in section 4.2 the proposed terms for payment of rent based on restaurant use be amended to state that 0% of revenue derived from the restaurant will be owed for the first 2.5 years beginning on July 1, 2016; seconded by Mr. Keogh.

Mr. Guilfoyle stated that Mr. Butler has recused himself regarding these discussions as he is on the Board of Directors for one of the renters in the MBACC building.

**On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

Dr. Teehan informed Ms. Ford Webb that that this meeting is an open session meeting so everything said is public record.

**REQUEST FOR ROGERS AVENUE BLOCK PARTY ON 7-2-16 FROM 2PM – 10PM**

Mr. Keogh moved to approve the request; seconded by Dr. Teehan. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

Mr. MacDonald moved to adjourn the meeting; seconded by Mr. Keogh. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

The next meeting is scheduled for Thursday, July 28, 2016 at 7p.m.

This is to certify that the above is a true and accurate record of the Minutes of the Board of Selectmen’s Meeting held on June 30, 2016, which minutes were approved on July 28, 2016.

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Dennis Guilfoyle – Chairman