

EXECUTIVE SESSION
Needham Finance Committee
Minutes of Meeting of February 1, 2012

The Executive Session of the Finance Committee was called to order by the Chair, Matthew Borrelli, after a unanimous roll call vote by the Committee during an open meeting to go into Executive Session (Exception 6) at approximately 8:32 pm in the Great Plain Room, at the Town Hall.

Present from the Finance Committee:

Matthew Borrelli, Chair; Richard Reilly, Vice Chair

Members: John Connelly, Richard Creem, Richard Lunetta, Gary McNeill, Steven Rosenstock, Lisa Zappala

Also Present:

Kate Fitzpatrick, Town Manager

David Davison, Assistant Town Manager/Director of Finance

Real Property

Ms. Fitzpatrick stated that the Town has already put down a deposit on property at 37-39 Lincoln Street. An adjacent property is being considered. It is an advantageous piece of property and is adjacent to the Public Service Building parking lot. The Community Council approached the Town again. They had wanted \$2.5 million for the property but had no bidders. They thought selling three parcels together would make it most attractive, but now are considering individual lots. The Board of Selectmen has not ruled this out, but is trying to see if there is a way to work it out. The property was assessed in January 2010 at approximately \$1.75 million. Ms. Fitzpatrick stated that this property could be important to a police and fire station expansion down the road. It appears that one of the only other possible uses for the property would be a Chapter 40B development. If that happens, the fire station expansion may never happen. At this point, there are no good options until the Town knows the level of free cash. She stated that the Board of Selectmen is discussing the possibility of increasing the debt capacity, though it may not be something they want to do. Also, there does not seem to be great interest in an override. Ms. Fitzpatrick stated that she and Mr. Davison wanted to discuss possible options with the Finance Committee. She suggested if \$1 million came from Free Cash, there should still be money for reserves at the end of the year. Mr. Rosenstock asked about using CPA money for low income housing for one parcel, then borrowing against that for the other property. Ms. Fitzpatrick stated that the Town does not want to get in the housing business. Mr. Borrelli suggested using CPA open space funds. Ms. Fitzpatrick stated that the money is probably too tight. Mr. Rosenstock stated that a contingency like this is why he did not support the use of the 3% debt limit for the Senior Center. Ms. Fitzpatrick stated that she would return on February 15 to further discuss this issue.

MOVED: By Mr. Connelly moved that the Finance Committee exit the executive session at approximately 8:47 p.m. Mr. Rosenstock seconded the motion. The motion was approved unanimously with the following votes: Mr. McNeill: Aye; Mr. Connelly: Aye; Ms. Zappala: Aye; Mr. Lunetta: Aye; Mr. Borrelli: Aye; Mr. Reilly: Aye; Mr. Creem: Aye; Mr. Rosenstock: Aye.

Respectfully submitted,

Louise Mizgerd
Executive Secretary/Financial Analyst

Approved June 12, 2013