

EXECUTIVE SESSION
Needham Finance Committee
Minutes of Meeting of September 7, 2011

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 8:40 pm in the PSAB Building (temporary Town Hall.)

Present from the Finance Committee:

Matthew Borrelli, Chair; Richard Reilly, Vice Chair

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

Also Present:

David Davison, Assistant Town Manager/Director of Finance

Kate Fitzpatrick, Town Manager

Dan Matthews, Member, Board of Selectmen

Real Property

Ms. Fitzpatrick stated that there is an opportunity to purchase property at 37-39 Lincoln Street that is adjacent to the Chestnut Street parking lot. If the Town does not purchase it, it could become townhomes. She stated that expanding parking downtown is a high priority for the Town. She stated that she wants to explore how the finance the purchase of the property. She stated that she told the Board of Selectmen that if they give up this opportunity, they may never get it again. The price of \$625,000 has been offered to the Town, but it would go on the market at a higher price. She stated that a nearby lot sold for \$560,000. She stated that the Community Council agreed to sell their property to another party without coming to the Town. She stated that she needs a \$25,000 deposit. Mr. Matthews stated that this is a terrific opportunity to start to address the parking issue downtown at advantageous terms. He stated that the development density in Town is good, but more parking is needed. Mr. Zimbone asked whether a parking structure has been considered. Mr. Matthews stated a parking structure was considered previously but failed at Town Meeting. Ms. Fitzpatrick stated that this would add 26 spaces immediately. Ms. Zappala asked if it would cost more than \$625,000. Ms. Fitzpatrick stated that the demolition, grading, and filling would be done by the Town. The asphalt and landscaping would cost about \$30,000-\$50,000 additional. Mr. Borrelli stated that he supported the idea, but felt that the price was high. Ms. Fitzpatrick stated that she is proposing to fund the deposit with a Reserve Fund Transfer. Mr. Zimbone stated that he did not like having another unexpected Reserve Fund Transfer Request at this time. Ms. Fitzpatrick stated that the Purchase and Sale needs to be done by the end of September. Mr. Davison stated the Town would borrow for the property for a maximum of 20 years and amortize it. He stated that he does not need a new revenue source. He added that the Reserve Fund Transfer must be done in an open meeting.

Mr. Creem stated that he would like to see a financing plan before voting. He stated that the Senior Center taught him the lesson not to vote to move forward without knowing how the project will be paid for. He would like to know how this will affect the 3% debt limit. Ms. Fitzpatrick stated that there is no specific financial plan ready. Mr. Rosenstock stated that he is concerned with the contingency level. He stated that there are needs like this that pop up and that make sense to do. Mr. Matthews stated that the Board wants to set up a fund that businesses would contribute to that would provide some funding for parking.

MOVED: By Mr. Creem moved that the Finance Committee exit the executive session and adjourn at approximately 9:04 p.m., there being no further business. Ms. Zappala seconded the motion. The motion was approved by a unanimous vote of the Finance Committee of 9-0. Mr. Rosenstock: Aye; Ms. Zappala: Aye; Mr. Creem: Aye; Mr. Zimbone: Aye; Mr. Borrelli: Aye; Mr. Reilly: Aye; Mr. Lunetta: Aye; Mr. McNeill: Aye.

Respectfully submitted,

Louise Mizgerd
Executive Secretary/Financial Analyst

Approved July 15, 2013