

EXECUTIVE SESSION
Needham Finance Committee
Minutes of Meeting of July 15, 2013

The Executive Session was called to order by the Chair, Richard Lunetta, after a unanimous roll call vote by the Committee during an open meeting to go into Executive Session under the Open Meeting Law Exception 6 at approximately 8:20 pm in the Highland Room at the Town Hall.

Present from the Finance Committee:

Richard Lunetta, Chair; John Connelly, Vice Chair

Members: Richard Creem, Louise Miller, Lisa Zappala, Richard Zimbone

Also Present:

Kate Fitzpatrick, Town Manager

David Davison, Assistant Town Manager/Director of Finance

Real Property Discussion

Ms. Fitzpatrick stated that a property owner has approached the Town to ask whether it would like the option to purchase a certain property, but has requested that the specific address be kept confidential because there are currently tenants. She stated that an appraisal has just been completed and the Board of Selectmen is considering the information. She stated that the Board may need to request a Reserve Fund Transfer for a deposit. Ms. Fitzpatrick stated that the property is downtown adjacent to another Town property and may provide additional parking or an expansion of a current facility. She stated that she feels that it is worth exploring. She has not run a financing model, but expects that the total cost would be approximately \$2 million including the purchase price and necessary work. She stated that the property is on the list of properties that the Board of Selectmen would consider purchasing. Mr. Connelly asked if the appraisal was for the highest and best use, or public market value. Ms. Fitzpatrick stated that it was the former, based on a rental model. She stated that no comparative sales were available. She stated that the property was assessed at \$1.2 million. She stated that the Board will not want to go forward with the purchase unless it can be accomplished within the 3% debt service limit.

MOVED: By Mr. Connelly that the Finance Committee exit the Executive Session and return to Open Session at approximately 8:27 p.m. Mr. Reilly seconded the motion.

The motion was approved unanimously with the following roll-call vote: Ms. Miller: Yes; Ms. Zappala: Yes; Mr. Lunetta: Yes; Mr. Zimbone: Yes; Mr. Reilly: Yes; Mr. Creem: Yes; Mr. Connelly: Yes.

Respectfully submitted,

Louise Mizgerd
Executive Secretary/Financial Analyst