

**EXECUTIVE SESSION**  
**Needham Finance Committee**  
**Minutes of Meeting of June 24, 2015**

The Executive Session of the Finance Committee was called to order at approximately 7:45 pm in the Town Hall, Great Plain Room by the Chair, John Connelly after a unanimous roll call vote by the Committee during an open meeting to go into Executive Session and not to return to open session up adjournment.

Present from the Finance Committee:

John Connelly, Chair; Louise Miller, Vice Chair

Members: Barry Coffman, Richard Creem (arrived 7:30 pm), Richard Reilly, Lisa Zappala, Rick Zimbone

Others present:

Kate Fitzpatrick, Town Manager

David Davison, Assistant Town Manager/Finance Director

**Real Property**

Ms. Fitzpatrick stated that the property of Owens Poultry Farm is for sale. It is well located for a school, instead of DeFazio Field or the current Hillside School property. She stated that Mr. Owens had purchased additional land around the farm to protect himself. The property consists of the farm plus 5 lots, plus one additional house lot. She stated that the Town could build a school there, but the location has some challenges. The purchase would be significantly cheaper than building temporary modulars. She stated that there are some wetlands on the farm property which can't be built upon, but they can be used for parking or play space. She stated that Dorr and Whittier would need additional funds to study the property.

Mr. Connelly stated that he went to a meeting with the PPBC and the School Committee. The building would need to have 3 stories, and there would be no ball fields. Ms. Fitzpatrick stated that there would be room to run around. Mr. Connelly stated that there are 2 deadlines: the preliminary design plan is due to the MSBA by September 3, where this option could be presented, and the final decision on the preferred site is due on December 2. He stated that by December 2, the Town would need to own the property or have the property under agreement. He stated that the property is valued at more than \$5 million. Ms. Fitzpatrick stated that an appraisal has not yet been done, but the property is likely worth \$5-\$7 million. She stated that the owner would prefer to sell to the Town. The other option would be a developer. Mr. Connelly stated that it would be difficult to purchase. Ms. Fitzpatrick stated that the Town does not have \$7 million, but the Board of Selectmen is discussing a debt exclusion. Mr. Reilly stated that this could save on swing space. He asked if there is any estimate of the cost of building at this site versus elsewhere. Mr. Connelly stated that hazardous waste is not anticipated at this site. Mr. Coffman asked if there would be a way to get some money for the Hillside site. Ms. Fitzpatrick stated that the Town would not be likely to sell the property, but it could be

used for swing space, administration, or fields. Mr. Connelly stated that the details of the current Dorr and Whittier agreement should be reviewed before providing more money for a feasibility study.

MOVED: By Mr. Creem moved that the Finance Committee exit the executive session and adjourn, there being no further business. Ms. Zappala seconded the motion. The motion was approved by a unanimous roll call vote of the Finance Committee of 8-0 at approximately 8:00 p.m. Ms. Zappala: Aye; Mr. Zimbone: Aye; Mr. Reilly: Aye; Mr. Connelly: Aye; Mr. Lunetta: Aye; Ms. Miller: Aye; Mr. Coffman: Aye; Mr. Creem: Aye.

Respectfully submitted,

Louise Mizgerd  
Staff Analyst

*Approved January 13, 2016*