

**Town of Nahant**  
Advisory and Finance Committee Meeting Minutes

Tuesday, May 12, 2020

Members Present: Manadee, Tarmy, Vanderslice, Zahora, Ragucci, Fulghum

Members Absent: Giardella, Clausen

Others Present: Tony Barletta, A. Antrim, C. Bauta, L. Spencer, M. Capano, J. Antrim, other unknown call-ins

Meeting called to order at 7:14 p.m. Mr. Manadee read the Governor's March 12, 2020 order allowing for remote public meetings. Phone in: 1-401-418-9388, id# 290-298-150

Fulghum and Manadee gave a brief update after speaking by phone with Town Mgr.

- Anticipating that Town Meeting will not happen on June 27<sup>th</sup>
- When the feeling is that we can gather in a large group, then we will have a meeting
- Could get pushed into September
- 1/12<sup>th</sup> budget for July, August, poss. Sept.
- Revenues are far behind, including property taxes, approved incentives of waiving late fees and interest if taxes paid by June 1<sup>st</sup>.
- Concerned about possible higher than average W/S bills going out soon, residents ability to pay
- School dept. has frozen all spending
- Any FY20 revenue shortfall will have bearing on FY21 budget
- Have to see what is coming from state first
- CPC first half match low at 11.2%, second half should be known in June

Barletta received four documents from DLS on how to put together 1/12<sup>th</sup> budget.

- Cannot budget any salary increases
- Will be working with dept. heads closely
- A lot of one-time spending happens in July
- Will try to put off spending until ability to have a meeting
- No borrowing, Capital spending can be put off
- Cautious about sharing decisions until he has read through all the info from DLS

Fulghum and Manadee spoke with Barletta and Jeff Blake re: eminent domain. Explanation given on the difference between Chapter 79 and Chapter 80a taking by eminent domain. Chapter 79 is the most typical approach. BOS will acquire a second value estimate.

Chapter 79:

- Town gets its best use appraisal and then votes to allow BOS to take
- BOS votes to borrow the \$1.5M, received commitment of private donation of \$3M
- BOS have 'backstop' \$ in place if value is more than \$4 million (backstop is likely to come from private donations, with state grants, Trustees, Audubon)
- Town votes to proceed
- Jury weighs town estimate vs. NEU value amount, dollar # typically falls between the two

Chapter 80a:

- Less risk, town has option to back out
- Town gives notice to NEU to take property
- Independent three-person panel decides fair market price
- Risk here is that the 'taker' could be liable for both parties legal costs, even if we walk away

We have a handful of warrant articles left to vote on. Due to current circumstances the process has been tedious. We do not want the Town to end FY20 in a deficit. We may have to put a hold on budget decisions until we have a better grasp on the \$\$ from State and in our coffers, as well as the timing for the Annual Town Meeting.

Barletta stated that developing a 1/12<sup>th</sup> budget does not require action by the FinCom, but he would want the committee to be informed as this progresses. A 'silver lining' to the circumstances that the Town is operating under has been the ability of the Treasurer and Accountant to bring accounts up-to-date and reconciled, triple checking expenditures, journal entries.

Discussion on NEU cost impact study. Suggestion made to consider reaching out to professional resource to take Vanderslice's analysis and confirm numbers. This would be an important document for the BOS to have in talks with NEU. Vanderslice will get information to first to other FinCom members to approve and then to Barletta as a formal request detailing what type of data we are looking for and time-line. Barletta will present to the BOS.

Will cancel meeting scheduled for 5/13 and set a short meeting for 5/20 to look over Vanderslice information.

**Motion to adjourn by Vanderslice, seconded by Tarmy. Unanimous ayes.**

Meeting adjourned at 9:12 p.m.