



**Town of Swampscott**  
**Finance Committee Meeting Minutes**  
Monday, June 6<sup>th</sup>, 2022 - 7:00 PM  
Virtual Meeting

**FINANCE COMMITTEE MEMBERS PRESENT**

Tim Dorsey (Chair), Eric Hartmann, Joan Hilario, Cinder McNerney, Erik Schneider, Suraj Krishnamurthi, Naomi Dreeben

**FINANCE COMMITTEE MEMBERS ABSENT**

Matthew Kirschner.

**OTHER TOWN OFFICIALS PRESENT**

Peter Spellios, Select Board member; Sean Fitzgerald, Town Administrator; Amy Sarro, Director of Admin. & Finance; Patrick Luddy, Treasurer/Collector; Trang Vu, Assistant Town Accountant.

The meeting was called to order at 7:03 PM

**Public Comments**

None.

**Approval of Minutes**

On **MOTION** (Eric Hartmann), and **SECONDED** (Cinder McNerney), it was **VOTED** to approve the meeting minutes from April 11<sup>th</sup> to May 12<sup>th</sup>, 2022, as amended by Finance Committee by **ROLL CALL**.

**ROLL CALL:** Joan Hilario (YES), Erik Schneider (YES), Tim Dorsey (YES).

**Discussion of Special town meeting articles**

Tim Dorsey expected to have Patrick Luddy to present for 30 minutes; by 8:00pm questions to be answered from the Town team, last hour for dialogue.

**Article 3:**

Tim Dorsey summarized and searched for people's perspective on agreement or disagreements.

Two questions to be addressed:

- Does the town want to make any recommendation on approval or not of the two newly added investments?
- Is there any desire or proposals around reducing any previously approved investments because the newly investments have been proposed in article 1?

**Article 2:** Rezoning the Glover property

The committee had been provided information on what the changes are to the scale of what is permitted under the new zoning regulation.

Patrick Luddy provided information regarding the additional revenue and the permitted zoning regulation in the last meeting.

Questions about the implications/ contemplations of the difference may be rising. Sean Fitzgerald mentioned the Capital Improvement Committee meeting would be held and worked on the article the following night. The Finance Committee should wait until the CIC's recommendations. He had already added two capital projects.

The scheduled next meeting would be on Wednesday and the committee would follow the sequence after the CIC's meeting. The committee will vote on Wednesday.

### Article 1: Investment

Patrick Luddy talked through the investment before the Wednesday meeting for 30 minutes. Patrick Luddy added and shared 03 documents for the summary. Mr. Luddy talked more about the tax impact from the projects of the new investments. He also provided the summarized information as the shared spreadsheets and would share with everyone in the committee. Mr. Luddy shared a master sheet of the 30-year level debt-service 2022 issuance This information was useful and crucial as it would assist the committee to make the decisions how to structure the debt and stabilization. The committee could use the spreadsheet as a reference or guideline.

Chairman Dorsey wanted a confirmation on the use of the stabilization fund. To the domain of the new schools, only the general stabilization fund was mentioned. Mr. Dorsey confirmed Patrick Luddy's assumption that the town can use fund from those (Stabilization, Capital stabilization, and the general stabilization fund) so that the town can reserve fund and won't pass the minimum of the guideline.

Cinder McNerney offered her perspective that the town could afford the debt scenario in the next 5-10 years.

Eric Hartmann agreed and suggested more illustration together with the data and charts, the financial health and the impact as well. Patrick Luddy would work on that to get better ready for the town meeting.

Cinder McNerney went back to the models- big schools' projects. Maintaining staying in the budget. Operating and debt. Best case, worst case. She would like to understand if there is any revenue /cost in that case. SF was excited to receive and work on the extraordinary investments attracting state and fed agency, stakeholders. He assured the town have time to move forward.

Chairman Dorsey brought up the statement that on the revenue side, it was primarily for open-space usage. This domain would be expanded to the public dialogue. The financial committee should only be a part of it.

There was a discussion of language use. Cinder McNerney raised a question that financial committee should be looking at the language of the votes from the FinCom's perspective and understanding: whether it is a possible revenue opportunity/partial revenue opportunity/no revenue opportunity? Not the town.

Naomi Dreeben commented on Cinder McNerney the town's health. It was not only the revenue opportunity, but whether the town can afford it given the financial stage.

Cinder McNerney was not clear about the language use of "open space". She suggested town meeting would come together and put people's thoughts on how the projects should be developed.

Sean Fitzgerald commented that at this time, the committee would not propose anything besides municipals, which was a broad language on the warrant.

Town Council suggested the language usage to protect the legislation control over the usage of more specific purposes. The Town Council would go back and modify for more specific clearance over the term "municipal usage".

Cinder McNerney put her perspectives on the limit the use of language can have an impact on the development of the town.

Mr. Fitzgerald commented that Select board would meet and decide whether to change the use of language after Labor Day.

Tim Dorsey suggested an in-person discussion further on the topic if it is appropriate.

Sean Fitzgerald mentioned that there would be some public engagement in terms of the opportunities for Swampscott community, for more public awareness and engagement. He also talked about how "Open spaces" has been risen among the folks in the community.

Cinder McNerney raised the concerns about the open space's operation. Sean Fitzgerald assured the fund would be able to cover those areas.

Erik Schneider raised a concern about the associated cost to the town if the town council does not approve the acquisition. His question was within the contract, is there any limitation on the town's usage on the land?

Town Administrator commented that the contract does not take effect in the event the town meeting votes "no". So, there is no break fee. In the case the town meeting is against the acquisition, the agency will continue with the sale of the property.

Chairman Dorsey questioned about the timeline for the Glover development. Mr. Fitzgerald responded that it's expected in this Fall and 2023, till the end of 2024 logistically. (For the revenue is being generated, per se)

Chairman Dorsey asked if there is any lingering development to be expect? Sean Fitzgerald commented after Oct 2023, this would be the municipal's responsibility.

Erik Schneider concerned about the assessment on the projects.

Cinder McNerney was concerned about adding another 50k in Article 3, beside an 8M project at this time. John Hilario and Naomi Dreeben agreed on not adding money to the bottom-line of the plan but suggested to move some of the funding around.

No communication to the CIC at this time. Tim Dorsey will make a public comment or others can make an input at the town meeting about the last-minute addition money.

Eric Hartmann supported the move of adding 50K to the project.

The next meeting would be on Wednesday and the committee will vote.

### **Committee updates**

None.

### **Old and new business**

None.

On **MOTION** (Naomi Dreeben) and **SECONDED** (Eric Hartmann), it was **VOTED** to adjourn the meeting at 8:51PM by **ROLL CALL**.

**ROLL CALL:** Erik Schneider (YES), Cinder McNerney (YES), Joan Hilario (YES), Suraj Krishnamurthi (YES), Tim Dorsey (YES).

True Attest,

Trang Vu

Assistant Town Accountant

*Approved by vote of the finance committee 10/03/2022*