



EXECUTIVE SESSION

3/19/09

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In attendance: E. Traverso, H. O'Flynn, N. Sheppard, J. Arsenault, B. Hopping, D. Ross
8 p.m. R. Korb, J. Cuff
J. Foley, Feoffees Chair, and W. Sheehan, Attorney for Feoffees
Speaker phone: R. Allen, School Committee Attorney

Mr. Sheehan reported that he and J. Foley had met with two members of the tenants association and, over the past two weeks, have worked through a proposed plan whereby those who are currently lessees (32) will be able to purchase their unit as soon as a condominium is created by a master deed which identifies the units.

Under the master deed, the Feoffees will own all of the buildings/grounds and those individuals who can afford to will purchase the unit (building and land) immediately. A lease for the others will give them an option to purchase at the price then available, an incentive to purchase earlier than later. The Feoffees would hold a combination of assets — cash and condominiums. Unit owners and lessees of the condominiums will bear expenses (of common areas), one of which is erosion which is close to \$750,000 and another is the waste-water treatment plant. The escrow amount could pay for legal and engineering work. The plan is to pay off the septic system mortgage. Outliers, those who chose not to buy nor lease with option to purchase, would be carved out of the condominium plan. Feoffees' duties will be to collect rents and own the outliers properties.

Mr. Loeb joined the meeting at 8:25 p.m.

There were several questions regarding eviction process, condo management, sale price and assessed values, and how the proposed new trust and its governance, the creation of which cost the School Committee considerable time, will endure. Mr. Sheehan feels that the Trust Administration Order would stay with a minority provision for private trustees and added language for the rental arrangements, and the benefactor (schools) remains a public entity.

School Committee input would be to set prices for rental arrangements, have involvement in the Trust document, but have no say in the running of the condominium association. The condo association would have control of common areas and hire a property manager.

Mr. Sheehan has prepared a "lease option to purchase" document and put it in the hands of the Legal Action Committee (of Little Neck). Mrs. Ross commented that it is a well-thought-out proposal which gives tenants a say that they have not had for years. Mr. Loeb asked for the concept of price in a pro forma. Mr. Traverso asked for a financial statement for 2008 and maybe some of '09 to be aware that there are no unusual expenses. Mrs. Arsenault will put out emails to the other Boards when the time comes to make this public. Mr. Traverso feels that the Finance Committee has a perfect right to look into the relation of the Feoffees and the Town's protection.

When Mr. Allen asked whether there might be a consensus of support of the Feoffees seeking to work out a sale structure for the Little Neck properties, there was UNANIMOUS support from the seven Board members.

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Mr. Foley, Chair of the Feoffees for the last two years, commented that he wants the Feoffees to have a much more open relationship with the Feoffees and the School Committee. The timeframe will likely be at least two weeks before an answer is forthcoming for the proposal.

Mr. Loeb moved, seconded by Mrs. Ross, to move into Open Session at 9:50 p.m. Roll call IN FAVOR - Traverso, O'Flynn, Sheppard, Arsenault, Hopping, Loeb, Ross.

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