



Finance Committee
TOWN OF HALIFAX
499 Plymouth Street
Halifax, MA 02338

Meeting Minutes

Monday November 13, 2023

Committee Members Present: Todd Dargie, Frank Johnston, Cheryll Zarrella Burke Edward Bryan, William Smith, Michael Bennett & Jim Walters

Audience: Alan Dias, Michael Devin, Craig Seymour, Lloyd Geisinger, Cody Haddad, Sandy Nolan, Cesar Calouro & Katie Esposito

Todd Dargie called the meeting to order at 6:02pm

FINANCIAL IMPACT OF THORNDIKE DEVELOPMENT PROJECT: Lloyd Geisinger the President of Thorndike Development reviews proposed site plan with the committee members. The property they are proposing is located at 265 & 266 Monponsett Street in Halifax. The original proposal was for an apartments complex but switched to senior housing after speaking with the Board of Selectmen. The proposal also includes moving the Council on Aging (COA) to this location with Thorndike Development making a financial contribution of up to 2.6 million for construction costs. Thorndike Development will sell the deed to the land at lot 1 to the town of Halifax for \$10.00. The new Council on Aging will also include four pickleball courts. Thorndike Development will be constructing three structures each three-stories high with elevators. The community will include a total of 102 units upon completion. The contract will also include a clause stating no school-age children will be allowed to reside at the development.

The town had previously reserved 1.7 million for the reconstruction of the council on aging. The new proposal will ask the town to allocate 1.2 million for the project instead of the original 1.7 million. Thorndike Development will then contribute the remaining cost up to 2.6 million. Lloyd believes in his professional opinion the COA project will cost a total of 3.2 million.

Lloyd then turns the meeting over to Craig Seymour, Principal Broker of Durham Realty Group LLC d/b/a DRG Advisory Services, to review the financial impact on the town's general fund. Calculations are based upon all 102 units being occupied. Craig calculates 1.6 people per unit with a total of 163.2 new potential residents. It is proposed to generate property taxes of \$650k in annual revenue as well as an estimated 45k in excise tax revenue. There will also be an estimated one-time gross building revenue fee of 370k, related to required building permits. If you subtract the municipality expenses and public safety costs this will be an estimated net financial positive of 425k for the town.

The committee members discuss the financial expenses including EMS services. Edward (EJ) would like Thorndike to submit an updated memo with current figures as the one used is over a year old. Llyod is going to get together with his team and review options available before the special town meeting. He will be in touch with Cody with an answer.

ACCEPTANCE OF FINANCE COMMITTEE MEETING MINUTES FROM OCTOBER 16, 2023 & OCTOBER 24, 2023:

Minutes from October 16, 2023 and October 24, 2023 have been circulated to the committee for a vote.

Correction needs to be made to add a "t" to budget in the exhibits section. The committee agrees to move to a vote with the note that this error will be corrected upon posting.

Todd entertained a motion to recommend the meeting minutes from October 16, 2023, and October 24, 2023

Motion: Cheryl Zarrella Burke

Second: Michael Bennett

Roll Call: Todd Dargie, Frank Johnston, Cheryl Zarrella Burke Edward Bryan, William Smith, Michael Bennett & Jim Walters

FY25 FINANCE COMMITTEE FOLDER AND EMAIL PERMISSIONS: Todd confirms with the committee that everyone has access and received the new FY25 shared folder sent over from Sandy on October 30th. He also confirmed that new members have access to the town email accounts. Everyone is in agreement,

BUILDING COMMISSIONER STARTING SALARY: Cody informs the committee they have unanimously selected a candidate for the Towns vacant Building Inspector position. The candidate is Ed Bailey, he is a certified Building Commissioner and well qualified for the roll. They were unable to come to an agreement based upon the step 1 pay range. Cody is asking the committee to allow an increase to step 5 which will give a starting salary of \$88,350. This salary is still in the range previously granted for the position however because they are not starting at a step 1 so the bylaws require a vote from both the BOS and the Finance Committee. He is scheduled to start on December 4, 2023.

Todd made a motion to approve the starting salary of \$88,350 for the Building Inspector Position

Motion: Michael Bennett

Second: Cheryl Zarrella Burke

Roll Call: Todd Dargie, Frank Johnston, Cheryl Zarrella Burke, Edward Bryan, William Smith, Michael Bennett & Jim Walters

REVIEW OF SPECIAL TOWN MEETING ARTICLES: Wage and personal committee meeting is needed to review the compensation study. This will be a joint meeting with the BOS and the Finance Committee. Cody proposed a joint meeting on Tuesday, November 21, 2023, at 6:00 PM to review and vote.

Cody reviews the current article on the warrant for the special town meeting. First is the Thorndike article to reclassify 265 Monponsett Street to commercial zoning. The next is the senior housing overlay project article. This does not change the zoning just puts a senior overlay on the property. The last article revolving around Thorndike is the approval of the master development plan which will include selling the land to the town for \$10.00.

The next article is for reallocating the funding for the senior center. The town previously approved 1.7 million to renovate the current senior center. This article will amend that article and reallocate 1.2 million to the construction of a new COA at 265 Monponsett Street. There will also be an article to review the regional

agreement between Halifax, Kingston & Plympton. The preschool program has been operating illegally as it was not included in the current regional agreement. Having the preschool as a part of the regional program is a cost-effective approach for the town and they would like to continue operating this way. They will just need to update the regional agreement to reflect this. The wage and personnel reclassification and compensation study will be the last article on the warrant.

Cody will send the committee the wage and personal study as well as a draft of the warrant once completed.

COMMITTEE LIAISON UPDATES: None

CORRESPONDENCE & AS MAY ARISE: None

PUBLIC PARTICIPATION: None

NEXT MEETING PLANNING: Tuesday November 21, 2023, at 6:00 PM for an in person joint meeting with the Board of Selectmen, followed by December 4, 2023, at 6:00 PM via Zoom.

Todd Dargie entertained a motion to adjourn at 7:07 PM

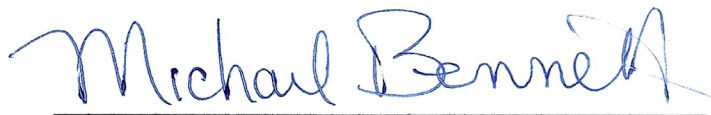
Motion: Michael Bennett

Second: Cheryl Zarrella Burke

Roll Call: Todd Dargie, Frank Johnston, Cheryl Zarrella Burke Edward Bryan, William Smith, Michael Bennett & Jim Walters

EXHIBITS: Memo –Thorndike Development, Site Plan for Senior Project

Respectfully submitted,

A handwritten signature in blue ink that reads "Michael Bennett". The signature is written in a cursive style with a horizontal line underneath the name.

Michael Bennett, Clerk