



**TOWN OF NAHANT  
Advisory and Finance Committee**

**Members**

Robert Vanderslice, Co-Chair  
John Fulghum, Co-Chair  
Barbara Beatty  
DeWitt Brown  
Jeff Lewis  
Dana Sheehan  
Julie Tarmy  
Judy Zahora

Thursday April 15, 2021 Meeting Minutes

Members Present: Tarmy, Zahora, Beatty, Lewis, Brown, Fulghum, Vanderslice, Sheehan.

Members Absent: None

Others Present: M Capano, M. Mahoney, A. Cort, K. Carangelo, A. Wachtel, 781-599-4006, C. Cahill, L. Spencer, S. Sloan, Ce eb, J. Antrim, M. Cullinan, P. Spirn, D. Monteith, E. Potts, C. Bauta, A. Barletta, 781-598-4067

Meeting called to order at 7:07 p.m.

Articles 21V and 22, and Opening letter to discuss. Read through draft of response for Article 21V and 22 for content; ? on acreage vs \$ amount

DS: created a risk assessment on Eminent Domain, which committee read through.

Returned to discussion on R. Vanderslice's draft response, making needed edits. DS would like to not vote on this tonight and take time to digest. JT/BB/JZ explained that there is no time left for analysis due to the time crunch of getting this to the printer tomorrow. No time to post a meeting.

JL: Response is well written

JT: Easy to read, different info(charts, tables, description) for different learners.

JF: Good in general, a couple of tonal things to add: \*1. In conversation with Jeff Blake, distilled down the dynamic of the situation – we are at point where NPT, individuals, & Town have entered into Chap 97 lawsuit which is keeping us from having full conversation with NEU that we need to have. Both sides are restricted – don't have full freedom to talk. But may all work out fine in the end.

JZ: Add 'within the bounds of legal proceedings now in process'.

RV: Respecting the legal proceedings now in process.

JF: Tempered more than I would do.

DB: which has restricted proceeding

JF: We know lawyers have exchanged letters, no substantial talks.

JZ: We don't know.

RV: When you go into mediation, lawyers say 'what's said in the room stays in the room'.

JF: So we don't have full info?

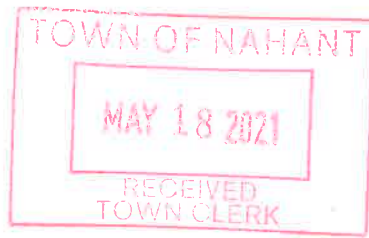
AB: Article 22 Authorizes, not requires.

JF: Got impression from Jeff Blake that when we talked about most recent offers – that we learned that anything other than Lawyer letters back and forth is all.

AB: Correct.

JF: Stalemate created by legal proceedings?

BB: Legal process has prevented negotiations.



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JF: Just a game of chicken?

BB: Way of giving leverage.

JF: Successful opportunity of leverage with Eminent Domain is not being utilized.

AB: Existing litigation re: Chapter 9 – some effort that has not turned into a sitdown – If Eminent Domain is authorized, that becomes another legal situation.

JL: 97 and other legal gag orders

RV: December 2018 at public meeting plans were presented by NEU. When third plan flashed up on the screen a loud ‘no’ from attendees was heard. Since that meeting, NEU has not talked to the town – but just proceeded with their project – only thing they have responded to is possible Eminent Domain. NEU has started sending out literature. This may give town influence to ask NEU to respect laws and pay their fair share.

JF: Agree.

JL: Yes.

JZ: Agree. Where do we go from here?

DS: last sentence in response draft “Town may withdraw”, drop ‘in fact’. I agree with what RV said – but can’t blame NEU – takes two.

RV: Yes.

Continued discussing and wordsmithing or Warrant.

JF: do we have appraisals to include in Book?

Cullinan: I will check with counsel. Summary would be ok, but will check.

JL: Went to Patriot Properties and went to DLS for historic figures and ‘pretended’ NEU was a taxpayer. If NEU, in 2021, was taxpayer at 1.05% - they would pay \$56,584 in taxes. Over 40 years, \$2,263,000, then doubled the value to reach \$4,522,000 – would be NEU tax payment.

RV: based on valuation of existing property - \$2,263,000. Valuation will have spike after development.

JL: Sniff test on \$6M number?

Discussion on impact of cost to town. Possibility of taking by Em. Dom and NEU building on different location at East Point. Still cost impact. Town should be told true cost of NEU project. NEU might think twice before just proceeding again. Payment in Lieu of Taxes. Town voters are intelligent. We are providing as much information as possible for taxpayers to form their vote.

**Motion made by Zahora, to accept response to Article 21V and Article 22 as presented and edited tonight, seconded by Beatty. Zahora, Vanderslice, Tarmy, Beatty, Lewie, Fulgham, Brown Ayes, Sheehan no. 7/1 – motion passes.**



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Discussion cover letter. Needs to be concise, very difficult year. Two years of warrant articles. Thank committees and volunteers. Mention farewells to town personnel and welcome new staff. Grateful. JT will take a stab and send to committee tomorrow a.m. BB will look it over first. It is not out of the ordinary for one member to write this letter; send to committee; have individuals respond only to JTarmy who will then send to JF for inclusion in Warrant book.

AB: will send map of layout of Town Meeting, similar to last year.

**Public Comment:**

AB: Thank you. Incredible job. So many volunteers throughout town. Above and beyond. Passionate, insightful.

JF will try to send the completed Warrant to committee by 1 p.m. tomorrow

**Motion to adjourn made by Tarmy, seconded by Zahora. Unanimous ayes.  
Meeting adjourned at 9:52 p.m.**