

Waltham City Council
Executive Session
November 28, 2022
Approved as Minutes: 12/12/2022
Approved for release: 10/24/2023

President McMenimen called the Executive Session to order at 8:24 pm.

Councillors Present: Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaCava, LaFauci, LeBlanc, McLaughlin, McMenimen, O'Brien, Paz, Stanley and Vidal

Councillors Absent: None

Non-council members present: Mayor Jeanette McCarthy, Asst. Clerk Kara Wilson

Clerk: City Clerk Joseph Vizard

The Mayor said she was here on 2 real estate matters 101 School Street and 0 Prospect Hill Road.

The Mayor began with 101 School Street. The Mayor said she was trying to get the Elks to sign the purchase and sales agreement. She said there was a negotiated offer with their attorney, and the Mayor is still waiting for the them to sign to accept the offer. The Mayor reviewed a rider to the offer. Councillor Vidal asked if the delay was to use the City's offer to get a higher price from another buyer. The Mayor said she did not believe this was the case but that she is watching it very closely because this is a tactic used in real estate deals and she is concerned about the delay. Councillor Bradley-MacArthur asked further questions about the delay in signing the purchase and sale agreement. Councillor LeBlanc asked questions about the purchase and sales agreement. Councillor Dunn asked about the Elks staying at the site after the purchase. The Mayor said that she would allow them to stay at the site and control the site for six months after the sale, with the Elks assuming liability for the site during this period. Councillor Durkee moved to lay the matter on the table.

In favor: Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaCava, LaFauci, LeBlanc, McLaughlin, O'Brien, Paz, Stanley and Vidal

Opposed: None

Absent: none

Presiding: McMenimen

Motion was approved 14-0-0

The Mayor reviewed the steps she had taken since the last meeting regarding the property at 0 Prospect Hill Road. Councillor LaFauci described the meeting with the owner's representatives. Councilor LaFauci said that it was conveyed to the owner that the City sees value in expanding the park but that taxpayer money is being used and the price of the property has to be fair to the taxpayers. The Mayor reviewed the back and forth that has gone on over multiple years regarding this property. The mayor said the biggest area of disagreement has been the engineering costs that the owner would incur to develop the site and how that impacts the value. The owners have agreed to sell for four million dollars. Councillor LaFauci moved to enter into an agreement to buy the property for four million dollars, and that the executive department file a CPC application for

funding, and that the executive department execute a purchase and sales agreement on behalf of the city.

In favor: Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaCava, LaFauci, LeBlanc, McLaughlin, O'Brien, Paz, Stanley and Vidal

Opposed: None

Absent: none

Presiding: McMenimen

Motion was approved 14-0-0

Councillor LaFauci moved to table the matter in executive session.

In favor: Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaCava, LaFauci, LeBlanc, McLaughlin, O'Brien, Paz, Stanley and Vidal

Opposed: None

Absent: none

Presiding: McMenimen

Motion was approved 14-0-0

Councillor Vidal moved to adjourn the executive session.

In favor: Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaCava, LaFauci, LeBlanc, McLaughlin, O'Brien, Paz, Stanley and Vidal

Opposed: None

Absent: none

Presiding: McMenimen

Motion was approved 14-0-0

President McMenimen declared the executive session adjourned at 9:10 pm.

Respectfully submitted,
Joseph W. Vizard, City Clerk
December 8, 2022