

**Board of Selectmen
January 17, 2023**

Present: Richard C. Edwards, Chair; Mark P. Duffy; Kenneth G. Fifield; Dino A. Scala, Town Administrator; and Toni Bodah, Secretary.

Those also present included: Wayne Robinson; Bo Keating; Beth Hayes; Dave Mankus; Howie Knight; Denny Miller; Tom Daniels; John Parker; Mark Pearson; Matt & Shane Krafton; Jason Fisher; and joining in progress were Alyssa Hall; Jerry O'Connor; and Robert Shepherd.

Mr. Edwards called the posted meeting to order at 7 p.m., leading all in the Pledge of Allegiance. The purpose of this meeting is to conduct a public hearing to consider a \$4.9 million bond article for the construction of a Multi-Generational Facility (Article #8 of the 2023 Town Warrant). Mr. Edwards opened the public hearing and invited Mr. Robinson to make a presentation regarding the potential project.

Mr. Robinson made a PowerPoint presentation, which included background information regarding the need for such a facility, site information, as well as exterior and interior renderings of the facility. Also included was a list of specs of the proposed building. Construction costs have been reduced from the original \$7 million to \$4.9 million. Potential funding sources include a bond, Friends of Wakefield Parks & Rec (501.c.3), as well as grants (USDA and GOFERR) and private funding (corporate sponsors and naming rights). The bond interest rate is estimated at 5.5%, which would result in a \$0.36/000 impact on the tax rate.

Mr. Robinson shared a list of existing programs that could be enhanced by passage of this project, as well as an extensive list of new programs that could be added. Some programs would have associated fees; others would have no fees.

Mr. Knight noted that the actual bond interest rate is likely to be considerably lower than the estimated 5.5%. In addition, with an increase in the overall town assessment, the rate per thousand for the bond payment would be less than the \$0.36.

Mr. Edwards invited the public to make comments and/or ask questions. In response to Ms. Krafton, Mr. Robinson stated that the GOFERR grant could be up to \$1 million. Councilor Kenney spoke on the Town's behalf during a recent meeting of Governor's Council. Mr. Keating noted that the GOFERR fund consists of leftover COVID money.

Mr. Duffy asked how the estimated revenues of \$230,680 were developed. He also noted that should the article pass at \$4.9 million, and we obtain grant funds and donations, the Town will not need to borrow the entire \$4.9 million. Mr. Robinson advised that he, Alyssa Hall and Tom Daniels developed the projections based on anticipated participation in various programs. Mr. Robinson confirmed that if we receive a commitment of funds prior to voting, we could reduce the total bond amount accordingly.

Mr. Robinson stated the next presentation will be held on February 1 at 6p.m. at the Knotty Pine (free pizza and soda!). He encouraged everyone to get the correct information prior to voting—base your decision on the facts rather than on social media discussions. Mr. Parker stated that many people lack this information, so more informational sessions would be great. Mr. Keating added that the presentation is also available online.

Board of Selectmen
January 17, 2023
Page 2

As there were no other comments, Mr. Edwards closed the public hearing at 7:42 p.m.

Mr. Duffy moved to adjourn at 7:42 p.m. Mr. Fifield seconded the motion, which passed 3-0.

Respectfully submitted,
Toni Bodah, Secretary

Approval of Minutes:



Richard C. Edwards, Chair



Mark P. Duffy

Kenneth G. Fifield