

**THESE MINUTES ARE SUBJECT TO BOARD APPROVAL AT THE NEXT  
BOARD OF FINANCE SPECIAL MEETING  
WESTBROOK MULVEY MUNICIPAL CENTER  
March 26, 2014 7:00pm**

The Westbrook Board of Finance Regular Meeting was held on Wednesday, March 26, 2014 at 7:00pm in the Multi Media Room. In attendance were Paul Connelly, Rick Westbrook, George Pytlik, Tanya Lane and John Leake. Also in attendance were Meg Parulis, Town Planner, Andrew Urban, Director of Finance and Kelley Frazier Secretary to the Board. Absent: Mr. Gavigan

**CALL TO ORDER**

The meeting was called to order by Mr. Connelly at 7:00pm with the Pledge of Allegiance.

**ADOPTION OF GENERAL FUND BUDGET FOR FISCAL YEAR 2014-15**

Mr. Urban discussed the budget for Fiscal Year 2014-15. He also discussed a preliminary analysis of revenue and expenses for this year and based on seven months of revenue and expenditures, we are where we projected. Mr. Urban discussed the Fund Balance options. It is too early to predict the revenue options from the State.

Upon a motion made by Rick Westbrook and seconded by George Pytlik it was:

**RESOLVED:** unanimously by the Westbrook Board of Finance to appropriate the sum of TWENTY SEVEN MILLION, FIVE HUNDRED AND TWENTY ONE THOUSAND FOUR HUNDRED AND NINETY FIVE DOLLARS (\$27,521,495) for the Westbrook Town Budget for Fiscal Year 2014-2015.

**APPROVAL OF MINUTES**

None

**TREASURER'S REPORT**

None

**DIRECTOR OF FINANCE REPORT**

**February 2014 Monthly Financial Report**

Mr. Urban briefly discussed his report. We are where we should be with expenditures and revenue.

Upon a motion made by George Pytlik and seconded by John Leake, the Westbrook Board of Finance unanimously **VOTED** to accept the Financial Report as presented.

**CONTINGENCY TRANSFERS (For Information Only)**

**General Fund Contingency Transfer, Milardo Settlement**

Mr. Urban briefly discussed this transfer.

**OLD BUSINESS**

**Capital Appropriation for \$27,000 for Environmental Site Assessment for Cusson Property**

Ms. Parulis discussed the history of the property and possible options of what should be done with this property. This study will give the town information that they need to make a decision on this property. The Board of Selectmen have discussed this extensively and unanimously voted to move forward with the study. Upon a motion made by John Leake and seconded by George Pytlik to appropriate the \$27,000 for the study for the Cusson Property.

Discussion ensued. Mr. Pytlik noted that we need to look at revenue streams for the town. Lauren Ash, who works for Hope Partnership was present and discussed revenue this sort of housing brings. A housing development would bring in more than a commercial storage unit. Ms. Parulis would like to be able to commit to any opportunities that may arise. The approval of this study will help with this.

Joel Maynard noted that people are concerned that Mr. Cusson would make a profit. He feels it is unfair to the neighbors to not do anything. He feels that taxes should no longer accrue. He noted that at one time Mr. Cusson was willing to pay part of the taxes, but the Town said no.

Ms. Lane is concerned at the viability to clean up this property to support residential. She is also concerned about spending more money for this property. Ms. Parulis feels that the more information she receives that housing may be a possibility. Ms. Parulis discussed grant possibilities.

Mr. Crawford noted that he is part of EDC and the HOPE project. He is frustrated. The emphasis on affordable housing can be an economic stimulus. He is concerned of missed opportunities for this property. At the very least we need to know what is there and where we stand.

Ms. Parulis discussed what Hope would like to propose. She also discussed the possibility of a Recreation Center. There is approximately 8 acres of land.

Mr. Westbrook questioned whether this would be a rental property or if tenants could purchase. Ms. Parulis noted that these are the decisions the town would have to make. Mr. Westbrook also discussed the effect on the schools.

Mr. Ehlert discussed grant monies that Hope previously had available. He would like to know what the possibilities are for this property. He would like to move forward with the funding for the study of the property to allow the Town to make an educated decision.

Mr. Pytlik made a motion to call the question.

Mr. Pytlik rescinded the motion.

Mr. Leake had additional questions about the funding. This will not impact our budget at this time.

Mr. Connelly discussed the logistics of doing this work. The remediation is sometimes done as part of the construction.

Upon a motion made by John Leake and seconded by George Pytlik it was:

**RESOLVED:** unanimously by the Westbrook Board of Finance to approve the following capital appropriation in the Capital and Non-Recurring Expenditure Fund in the amount of \$27,000 Source Account #101.3020.0000.0970.3 CNR Reserve-Planning Funds to Budget Account #101.2014.1415.0236.5 and refer to the Board of Selectmen to set a town meeting.

#### **SET DATE FOR CAPITAL IMPROVEMENT PLAN REVIEW**

The Board discussed possible dates.

BOF Budget Hearing on April 23<sup>rd</sup>.

Annual Town Meeting May 8<sup>th</sup>

Review the Capital Improvement Plan April 1<sup>st</sup> at 7:00pm.

#### **ADJOURNMENT**

On motion duly made and seconded, the Board of Finance unanimously **VOTED** to adjourn at 9:17pm.

Respectfully Submitted

Kelley S. Frazier, Board of Finance Clerk