

Town of Southborough, Massachusetts

Neary Building Committee

March 31, 2025

7:00 PM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

Members Present: Roger Challen, Mark Davis, Denise Eddy, Andrew Pfaff, Kathryn Cook, Chris Evers, and Jason Malinowski (arrived at 7:08 pm)

Members Absent: None

Ex-Officio

Members Present: Gregory Martineau Superintendent of Schools, Keith Lavoie Assistant Superintendent of Operations, Kathleen Valenti, Neary School Principal, Steven Mucci, Principal of Woodward School, Mark Purple, Town Administrator, and Brian Ballantine Town Treasurer/ Finance Director

Members Absent: Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, and Rebecca Pellegrino, Assistant Superintendent of Finance

I. Call Meeting to Order

Denise Eddy called the Neary Building Committee meeting to order at 7:00 pm.

II. Approval of Meeting Minutes from March 17, 2025

Denise Eddy asked for a discussion and a vote.

Denise Eddy moved, Andrew Pfaff seconded, and it was unanimously voted by roll call, "To accept the minutes as presented of the meeting on March 17, 2025."

MOTION TO APPROVE
MEETING MINUTESRoll Call

For: Roger Challen, Kathryn Cook, Mark Davis, Andrew Pfaff, Chris Evers and Denise Eddy

Opposed: None

Abstained: None

III. Review and vote on updated cost projections

Kathryn Cook, chair of the Finance Subcommittee, presented the financials for the project. The Town of Southborough is expected to receive over \$2 million from the Massachusetts School Building Authority (MSBA). The total cost of the project is

approximately \$109 million, with the MSBA grant expected to be around \$32 million. Currently, the state is projected to cover 32.5% of the total project cost. After accounting for federal and state contributions, the cost for the geothermal system comes to over \$5 million. This brings the net cost to the town to roughly \$68 million.

Once the bond is permanently financed, the annual debt service for the town will be about \$4,070,000. The operational cost savings are estimated to be around \$1 million per year due to a reduction in full-time equivalent (FTE) positions over the next five years. Therefore, the estimated annual net cost of the project to the town—after deducting operational savings from the debt service—will be about \$2.9 million.

For an average house priced at \$1,245,000, the standalone real estate tax impact once the bond is permanently financed (which occurs after the MSBA completes its audit and release) will be approximately \$703. The project is expected to be completed by the summer of 2028, with the final bond anticipated to be issued by May of 2031. Mark Davis also discussed the average Social Security income and potential increases to address concerns about the project's tax impact.

The Committee does not need to take a vote on the cost projections.

IV. Review and vote update letter to community on project - Will review at a later date.

V. Review of calendar on public outreach - Will review at a later date.

VI. Public Comment

Ken Boy, 10 Ashley Road, commented on Mark Davis's Social Security statement, cautioning that other increasing costs will compete for COLA money.

VII. Other business that may properly come before the Committee (None at this time)

VIII. Adjournment

Denise Eddy requested a motion to adjourn.

Denise Eddy moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn."

MOTION TO
ADJOURN

Roll Call

For: Roger Challen, Kathryn Cook, Mark Davis, Andrew Pfaff, Chris Evers, Jason Malinowski, and Denise Eddy

Opposed: None

Abstained: None

Denise Eddy adjourned the meeting at 8:22 pm.

Respectfully submitted,

Mariana Silva, Central Office Administrative Assistant

Office of Superintendent

List of documents used at this meeting:

1. Neary Building Committee Agenda of March 31, 2025
2. Neary Building Committee Meeting Minutes of March 17, 2025

Town of Southborough, Massachusetts

RECEIVED

By Town Clerk/Jfh at 8:11 am, Mar 27, 2025

Neary Building Committee

March 31, 2025

7:00 PM

Virtual Zoom Meeting

May be watched or may participate in the meeting remotely with the meeting link at: <https://ma-southborough.civicplus.com/674/Virtual-Meetings>

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in person attendance by members of the public will be permitted.

Agenda (all items may have one or more votes taken to the extent action is required):

- I. Call Meeting to Order
- II. Approval of Meeting Minutes from March 17, 2025
- III. Review and vote on updated cost projections
- IV. Review and vote update letter to community on project
- V. Review of calendar on public outreach
- VI. Public Comment
- VII. Other business that may properly come before the Committee
- VIII. Adjournment

Jason W. Malinowski, Chair

Town of Southborough, Massachusetts

Neary Building Committee

March 17, 2025

7:30 PM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

Members Present: Roger Challen, Mark Davis, Denise Eddy, Andrew Pfaff, and Jason Malinowski

Members Absent: Chris Evers and Kathryn Cook

Ex-Officio

Members Present: Gregory Martineau Superintendent of Schools, Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, Keith Lavoie Assistant Superintendent of Operations, Rebecca Pellegrino, Assistant Superintendent of Finance, Kathleen Valenti, Neary School Principal, and Mark Purple, Town Administrator

Members Absent: Steven Mucci, Principal of Woodward School, and Brian Ballantine Town Treasurer/Finance Director

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee meeting to order at 7:31 pm.

II. Approval of Meeting Minutes from February 20, 2025

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, "To approve the February 20, 2025, meeting minutes as presented."

MOTION TO APPROVE
MEETING MINUTES

Roll Call

For: Andrew Pfaff, Mark Davis, Roger Challen, and Jason Malinowski

Opposed: None

Abstained: None

III. Discussion of Public Outreach

Jason Malinowski shared that the Communications Subcommittee has been meeting regularly. Their goal is to outline planned outreach and gather input from the full Committee before the Town Meeting. Jason has reached out to the moderator to hold a pre-town meeting, and the moderator is considering different rules, such as allowing longer speaking times and multiple speakers.

One of the open forums will feature the Department of Public Works Superintendent and Tim from Parr, discussing site considerations while coordinating around Mark Davis's availability. The second forum will focus on educational benefits, led by the school administration on April 8th and April 10th. The third session will be a finance-specific forum covering costs on March 31st and April 5th. The intention is to hold these as open public meetings. Mark Davis suggested hosting a session to review the deficiencies of the current building and stressing the significant costs associated with maintaining it over the next five years. He also proposed opening the school for tours, possibly during the April vacation, and Superintendent Martineau suggested opening the building from 4:00 PM to 6:00 PM before the Town Meeting on April 7th. Andrew Pfaff proposed setting up a table at the Kinder Group Easter egg event on April 12th.

Roger Challen raised concerns about the community suggesting alternatives that diverge from the current plan. Jason Malinowski emphasized that there is only one option available for the Massachusetts School Building Authority (MSBA) funding. Any alternative proposals would require a new application and could lead to cost increases. Denise Eddy stressed the importance of comparing costs between renovating Neary School and building a new school. She pointed out potential budget savings from a new, more efficient building, Jason clarified that the utilities for Finn School would still need to be paid. Mark Davis mentioned a bench and a small garden called the Linda Moran Memorial Garden. He believes the Committee should either save or replace it and replicate it in another location on the site, suggesting that this could be a positive statement on the website. The Arrowstreet team will evaluate the site and offer suggestions.

The Committee will continue to review the website. If they encounter questions not addressed on the website, they should email those questions to Jason Malinowski. The goal is to ensure the information is neither oversimplified nor overly detailed. There were suggestions for adding more visuals to the website to showcase the spaces.

- IV. Meeting Schedule – Jason Malinowski will schedule a few placeholders for the Committee to review.
- V. Public Comment (None at this time)
- VI. Other business that may properly come before the Committee (None at this time)
- VII. Adjournment

Jason Malinowski requested a motion to adjourn.

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn."

MOTION TO
ADJOURN

Roll Call

For: Mark Davis, Roger Challen, Denise Eddy, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 8:18 pm.

Respectfully submitted,

Mariana Silva, Central Office Administrative Assistant

Office of Superintendent

List of documents used at this meeting:

1. Neary Building Committee Agenda of March 17, 2025
2. Neary Building Committee Meeting Minutes of February 20, 2025