

**IN CITY COUNCIL  
EXECUTIVE SESSION  
MAYOR'S RECEPTION ROOM  
TUESDAY MARCH 4, 2025  
TIME 9:10 PM**

Roll Call 10 present (C. Belanger, C. Chau, C. Descoteaux, C. Gitschier, C. Jenness, C. Mercier, C. Robinson, M. Rourke, C. Scott, C. Yem), 1 absent (C. Nuon).

M. Rourke presiding.

Others Present: City Manager Golden, Jr., Austin Ball (Asst. CFO), City Solicitor Corey Williams, Melissa Desroches (Manager's Office), Conor Baldwin (CFO), Shawn Machado (Asst. City Mgr.) and Camilo Espitata (DPD).

The purpose of the Executive Session was stated by M. Rourke in the open session followed by a Roll Call. The public was informed the body would not return to the open session and would adjourn in Executive Session upon completion.

**EXECUTIVE SESSION**

Manager Golden, Jr. outlined the continued negotiations with Lupoli Companies regarding LDA agreement and indicated progress being made and that timelines are shrinking, and the hope is to avoid litigation. Atty. Williams indicated that major shift in the LDA would be the setting of milestones for the project. Manager noted that upgraded LDA format will benefit the City in the future. C. Descoteaux noted possible transaction fee. Manager noted that would be viewed as penalty for nonperformance. C. Yem questioned current parties. Manager noted that Lupoli would be selling his interest. Mr. Espitata noted the major change would be use of milestones. C. Gitschier noted that there were three parties involved, and that the City should hold to the agreement. Atty. Williams noted City offered to buy property back. Manager noted the City was looking to build not litigate. C. Robinson noted litigation could benefit as other parcels would be developed during that time and the risk was worth it. M. Rourke noted negotiations should continue and no need for any action at this point. C. Scott commented on upgrade to LDA. C. Robinson noted the need protect large scale developments.

**Motion** to Adjourn by C. Chau, seconded by C. Yem. So voted

Adjourned at 9:30 PM.

Michael Q. Geary  
City Clerk