

**IN CITY COUNCIL  
EXECUTIVE SESSION  
MAYOR'S RECEPTION ROOM  
TUESDAY OCTOBER 7, 2025  
TIME 9:25 PM**

Roll Call 11 present (C. Belanger, C. Chau, C. Descoteaux, C. Gitschier, C. Jenness, C. Mercier, C. Nuon, C. Robinson, M. Rourke, C. Scott, C. Yem).

M. Rourke presiding.

Others Present: City Manager Golden, Jr., Austin Ball (Asst. CFO), City Solicitor Corey Williams, Melissa Desroches (Manager's Office), Shawn Machado (Asst. City Mgr.), Conor Baldwin (CFO) and Yovani Baez-Rose (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. Opened the discussion regarding the Smith Baker Center. C. Yem recused himself from the discussion and left the room. Manager commented on the response to the Request for Proposal (RFP) regarding the site and noted there was just one. Manager noted that the response had changed quickly and drastically and he requested he be able to make further inquiry to HUD for guidance. **Motion** by C. Jenness, seconded C. Chau to request City Manager contact HUD Department regarding financial status of the Smith Baker Center. Adopted per Roll Call vote 10 yeas (C. Belanger, C. Chau, C. Descoteaux, C. Gitschier, C. Jenness, C. Mercier, C. Nuon, C. Robinson, M. Rourke, C. Scott), 1 abstain (C. Yem). C. Robinson questioned if there was an application for funding before the Preservation Commission regarding the site. Ms. Baez-Rose commented on the application noting the amount sought if they were found to be eligible for such funding, further indicated that the total amount of investment in the site would be substantial. Manager noted that there is still discussion regarding reversion back to City if parties are not able to fulfill their contractual obligations. C. Gitschier noted that there have been no plans submitted with request. Ms. Baez-Rose noted that Preservation funding would be for remediation of the site based upon the City

environmental report. M. Rourke noted that the City paid for that report. C. Chau noted the necessity of plans being presented.

The Manager raised the second item of the Senior Center for discussion. Manager outlined the issues and challenges with the site and that matters were not resolved many years ago that continued for many years and that this administration has resolved. Manager noted that condominium documents have been drafted and recorded and that the City is in arrears for rent in the amount of about \$900,000. Manager noted that funding for this site is by way of CDBG funding and that cannot be applied to back rent. Manager outlined two options available; one would be a lease for term with arrears tied in moving forward and covered by current funding source; second would be outright ownership which would be by way of loan and yearly carrying costs of \$200,000. Manager noted that his recommendation would be to establish a lease for the site. C. Robinson questioned why the City is not the owner of the site. Atty. Williams commented that the City does not own it and that there was no reversion to the City. Atty. Williams noted that new lease would establish more clarity between the parties. C. Gitschier noted current landlord is not acceptable. Ms. Baez-Rose indicated that CDBG money is not available for shorter lease terms. C. Gitschier requested better lease terms if moving forward. C. Scott noted preference to use CDBG funds. Motion by C. Descoteaux, seconded by C. Jenness to have City Manager enter into negotiations to establish lease regarding the Senior Center. Failed per Roll Call vote 5 yeas (C. Belanger, C. Chau, C. Descoteaux, C. Jenness, M. Rourke), 4 nays (C. Gitschier, C. Nuon, C. Robinson, C. Scott), 1 abstain (C. Mercier), 1 absent (C. Yem). So voted.

**Motion** to Adjourn by C. Descoteaux, seconded by C. Jenness. So voted

Adjourned at 10:00 PM.

Michael Q. Geary  
City Clerk