

**IN CITY COUNCIL
EXECUTIVE SESSION
MAYOR'S RECEPTION ROOM
TUESDAY JANUARY 13, 2026
TIME 7:58 PM**

Roll Call 11 present (C. Chau, C. Descoteaux, M. Gitschier, C. Juran, C. Liang, C. McDonough, C. Mercier, C. Nuon, C. Robinson, C. Rourke, C. Scott)

M. Gitschier 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. Gitschier 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 discussion of the Senior Center and brought new members up to speed regarding lease agreement with the owner. Manager went into detailed discussion regarding past dealing on the Senior Center and the many prevalent issues that existed at the site. C. Mercier recused herself from discussion and vote regarding the Senior Center due to her membership on the board. Atty. Williams began presentation by outlining elements of the lease. C. Juran questioned why the property was not gifted back to the City as per agreement. Atty. Williams offered explanation regarding that issue and the liability position of the City and further indicated that there was a large amount of money owed in back rent to the landlord. C. Liang questioned bonding possibility. Atty. Williams noted that rent would be fully funded by Community Development Block Grants (CDBG) and not taxpayer money. Manager noted the benefit of keeping it off of the taxpayers especially for this budget. C. McDonough questioned if there were any negotiations for return of property. Atty. Williams noted the issue with the lack of condo documentation. C. McDonough questioned if grant money would be available. Atty. Williams indicated that grants to benefit seniors would have the most protection. C. Scott questioned operating costs if City owned the building. M. Gitschier noted prior budget indicated that the City does own the property and questioned the procurement process on this

piece. M. Gitschier commented that the Inspector General should have been informed. C. Rourke commented that the prior deal put City in a bad position and that this a reasonable and proper solution. M. Gitschier questioned interest payment numbers if they were to bond for back rent portion. Mr. Baldwin noted the numbers but indicated that there may be an issue to bond on this particular piece. C. Chau requested further information on the presentation. C. Juran noted the lack of condo documentation would be the other parties' fault and that they should not benefit from that as there is an indication that the property should have been returned. Atty. Williams provided basic tenants of the proposed lease; i.e., rent and use of building. C. McDonough noted the bad deal at outset but commented that this was just kicking can down the road. Atty. Williams indicated that this lease rights all of the wrongs of prior deal. C. Scott noted other party is not willing to revert property back to City and further noted that they could easily get an opinion regarding procurement issue. M. Gitschier questioned responsibility of specific areas on the site. Manager noted that lease terms proposed is the best approach to address the issues. C. Juran questioned if the work would be done on the site. Manager commented that the purpose of the session is to inform all the members of the issues. Atty. Williams noted that discussion beyond lease alternative would be a total change of direction and that the new lease is the best protection for the City. C. Juran questioned status of the Walgreen piece of the site. C. Liang wished to seek ownership. C. Robinson noted the benefits of the Walgreen site. **Motion** by C. Descoteaux, seconded by C. to move forward with lease with additional language regarding rights associated with the Walgreen site. Failed per Roll Call vote 5 yeas (C. Chau, C. Descoteaux, C. Nuon, C. Rourke, C. Scott), 5 nays (M. Gitschier, C. Juran, C. Liang, C. McDonough, C. Robinson), 1 recuse (C. Mercier). So voted. C. Juran questioned status of the lease. C. Scott questioned what path is to be followed. **Motion** by M. Gitschier, seconded by C. McDonough for City Solicitor to negotiate terms regarding return of property to the City. Motion withdrawn by M. Gitschier with no objections.

Motion to Adjourn by C. Rourke, seconded by C. Descoteaux. So voted

Adjourned at 8:45 PM.

Michael Q. Geary
City Clerk