

**SYMMES ADVISORY COMMITTEE**

**MINUTES**

**September 25, 2001**

Andrew	DeCoursey*	Moschella	Walkinshaw
Bailey*	Fisher Privitera*	Randolph*	
Carey	Foskett*	Reedy*	
Carr Jones*	Hurd*	Rehrig*	

\* Indicates Present

Participants: John Maher, Town Counsel

Charles Foskett, Chairman, called the meeting to order at 7:50 p.m.

NEGOTIATIONS UPDATE: Mr. Maher announced that negotiations between the Town and Lahey had stalled and that it is uncertain whether the parties will reach agreement on a purchase and sale of the Symmes property. There are several significant areas of disagreement between the parties. As an example, Lahey has insisted that it retain some control over the introduction of outside medical services at the Symmes site following the sale even though Lahey would occupy only 25,000 square feet. (The combined square footage for the Hospital and the Nurse's Building is approximately 191,000 square feet).

In addition, Lahey appears not to share the Town's view that the decline in the real estate market has negatively impacted the value of the Symmes property. The Logue Appraisal, which was completed for the Town and Lahey, contained a value of \$8.1 Million as of March 2001. Given the dramatic downturn in the market since then, the Town has requested that Mr. Logue update his valuation. Lahey appears not to be interested in obtaining a revised valuation.

For next Monday, Mr. Maher still intends to ask the Town Meeting to table the Symmes warrant article to a later date, to allow the parties one last chance to reach agreement on the sale of the property.

WHITE PAPER: Rev. Fisher Privitera and Mr. Greeley reported that they had not completed the draft report to be presented to Town Meeting on October 1, but that a draft would be available by Thursday, September 27, 2001.

VOTES OF COMMITTEE: Mr. Foskett requested and received affirmative votes on the following issues:

1. That the Messaging Working Group will prepare the document for the Chairman's presentation of October 1, 2001 to the Town Meeting;
2. For October 4, 2001, the Messaging Work Group will distribute a more extensive draft report that, when completed, will be presented when the Special Town Meeting is reconvened in October or November; and
3. That the Financial Analysis Working Group will work with the Chairman to present appropriate argument's in support of the Town's acquisition of the Symmes property. This work will include the preparation of a detailed budget of the Committee's expenses for approval by a future town meeting.

On Motion, the meeting adjourned at 8:57 p.m.