

Minutes  
RTM-Finance and Budget Committee  
Regular Meeting  
Monday, April 9, 2018

**PLACE:**

Town Hall Auditorium  
Meeting Start: 7:38pm

**F&B MEMBERS PRESENT:**

Banks, Carter, Davis, Howe, Martin, Mix, Von Stuelpnagel, Yarnell

**MEMBERS ABSENT:**

Duffy, Heitz, Orpanos, Patelli, Silsby, Sload, Tie

**OTHERS PRESENT:**

None

**CALL TO ORDER SPECIAL MEETING**

Jack Davis called the F&B Committee meeting to order at 7:38pm with a quorum of 8 of 15 members present.

The committee discussed the Crown Atlantic cell tower lease. The following items relative to the lease was discussed:

- Lease is two 5 year terms
- Lease can be ended if revenue is deemed insufficient
- Lease has requirement for \$1MM general liability policy with CIO from Crown and an indemnification clause
- Current revenue per lease is \$9600 or \$115.2m annually
- Proposed lease is \$8000 base or 60% of sublet revenue, whichever is higher
- Verizon is tenant not sub lessee – possible sale leaseback...CellCo d/b/a Verizon Wireless and original lease was with BellAtlantic, MetroMobile but through acquisition those companies are now Verizon
- Crown Atlantic is one of the big three cell tower RIET's with substantial market capital
- Tower provides service to 95 and MetroNorth and is well situated. Do not expect competing tower due to not in my back yard concept

The committee expressed concerns including:

- Lack of a good Executive Summary
- Lack of expected financial analysis given to RTM that would allow for a reasonable financial revenue including potential upside/downside to lease
- Lack of explanation for change in base rental to shared revenue model
- Outside consultant report was done in 2014 and may be outdated

After significant discussion, the committee voted 6 in favor, 2 opposed (MB, DM) and no abstentions

The committee discussed the Volpe report and the current increase in the mill rate. The options that the BOF would be addressing/deciding was discussed including:

- Elimination of the \$1.1MM General Fund transfer
- Revision of the tax collection rate
- Whether there should be optionality in bonding for the turf field, Holmes roof and skylight – although it may request bond authorization but include those items in the capital and tax
- Recording of CT grants – BOF discussed eliminating all grants from revenue (specifically the road paving as only 50% has been received and the Locip of which \$135m was slated for town). The BOF has initially requested that on 50% of each be included in budget after F&B member requested that some amount needs to be there to hold reps accountable and if zeroed could become a self-fulfilling event

Also discussed was several items the BOF will discuss during the summer including:

- Debt policy
- General Fund balance (tied to debt policy)
- Library operating agreement with town
- Convenience fees/payment/cash management policies

The committee agreed to meet on Monday, April 30<sup>th</sup> to discuss and take action on the 2018/19 budget resolutions.

### **ADJOURNMENT**

A motion was made to adjourn the meeting. It was seconded. Meeting adjourned at 9:15 p.m.

Respectfully submitted,

By Jack Davis for Lisa F. Yarnell, Clerk