





**IPSWICH SCHOOL COMMITTEE MEETING  
MAY 8, 2003  
MIDDLE/HIGH SCHOOL ENSEMBLE ROOM**

**OPEN SESSION**

**A. CALL TO ORDER**

Mrs. J. Arsenault, chairperson, called the meeting to order at 7:35 p.m. with the following members present: B. Hopping, H. O'Flynn, D. Ross, and E. Traverso. Also present was R. Korb, Superintendent.

**B. CITIZENS' QUESTIONS**

Mr. E. Sklarz asked about the status of the roof, boiler, and window designs. Mr. Korb was pleased to announce that the new estimates are lower than expected. Details are scheduled to be available on May 15, 2003. The roof at Winthrop School should be completed during the summer months. the installation of the boilers at Winthrop School should be completed by October 1<sup>st</sup>. and the replacement of windows at Doyon School should be completed by Thanksgiving.

Mrs. M. Varell asked if a vote had been taken by the School Committee in regards to the tenants offer to sell. Mrs. Arsenault explained that the committee will be discussing that in executive session. Following the executive session the committee will come back to open session with a reply.

Mr. J. Loeb joined the meeting at 7:40 p.m.

Mr. Korb announced that due to relationships that could be perceived as conflicts of interest in regards to the Feoffees Trust, two School Committee members have signed letters of full public disclosure as described under Chapter 268A, Section 23 of the Massachusetts General Law. Mr. B. Hopping and Mrs. D. Ross read letters of full public disclosure. The letters will be forwarded to the town clerk on May 9, 2003 along with a cover letter that was read by the superintendent.

**C. VOTE TO ADJOURN TO EXECUTIVE SESSION**

Mrs. Arsenault moved, seconded by Mr. Hopping, to go into Executive Session at 7:45 p.m. for the purpose of discussing strategies involving potential litigation and for the purpose of considering questions around value of real estate property after which we will return to Open Session. IN FAVOR – Arsenault, Hopping, Loeb, O'Flynn, Ross, and Traverso.

**OPEN SESSION**

Mrs. Arsenault reopened the meeting by announcing a change in the agenda: the vote regarding the tenants offer to sell (E) will precede the historical perspective (D).

## E. VOTE REGARDING TENANTS OFFER TO SELL

Mr. Hopping moved, seconded by Mr. Loeb, that the School Committee reject the offer made by the tenants association of \$10,200,000 to sell the property. UNANIMOUS

## D. HISTORICAL PERSPECTIVE

For the benefit of the new committee members, Mr. Traverso presented a historical perspective of the Feoffees from 1986 to present.

## F. SCHOOL COMMITTEE DISCUSSION ON DIRECTION OF FEOFFEEES TRUST

Mr. Charlie Clays, attorney for the tenants association, questioned the School Committee concerning its long term goals in regards to Little Neck. Mrs. Arsenault responded by stating that the School Committee is not interested in entertaining any offers and is focusing on restructuring the trust. Mr. Hopping added that the vote was in regards to the one offer and that there were too many unknowns regarding the sale of the properties. He also emphasized that the School Committee's goal is to maximize the amount of money the school children of Ipswich would realize.

Mr. Hopping continued by stating that the Mr. Harvey Schwartz, chair of the Town Committee, has requested a joint meeting with the School Committee. To prepare for that meeting, Mrs. Arsenault led the committee through the recommendations made by the Town Committee concerning the new trust document. It was agreed that the name of the trust should be Feoffees. After much discussion, the School Committee came to the following consensus regarding the direction of the Feoffees Trust and the recommendations made by the Town Committee:

Item # 1) Members of Feoffees: Five members to be appointed to the committee; 2 members to be appointed by the Board of Selectmen, 2 members appointed by the School Committee, 1 member appointed by the Finance Committee. Members can not be residents of Little Neck. Members would be appointed for three-year staggered terms, with no term limit. No member of the Board of Selectmen, School Committee or Finance Committee may serve as a member of the Feoffees. The School Committee recommends that the Feoffees hire a professional property management corporation to carry on the day-to-day business.

Item #2) Reporting requirements: Support the Town Committee's recommendation as written, with input from the School Committee's legal counsel, Mr. Richard Allen.

Item #3) Purpose of the trust: Support the Town Committee's recommendation, but change the wording of "providing grants and financial aid to the schools, teachers and students" to "providing financial assistance to the schools, teachers and students".

Item #4) Use of funds: The specific expenditure of the funds should be at the discretion of the members of the School Committee elected by the public and not the Feoffees.

Item #5) Feoffees contribution: No decision on this item. and will be referred to Mr. Allen.

Item #6) Requirements to put new trust into effect: This item will be referred to Mr. Allen.

## G. OTHER QUESTIONS/CONCERNS

The purpose of a suggested audit was questioned and discussed. The committee agreed that a clean start for the new trust is important. A confirmation of the assets of the trust would be expected.

The fair rental income issue was addressed. Mr. Weatherall, member of the Town Committee, stated that the total rent should be a reasonable percentage of the assessment or appraised value. Other issues to be looked at in regards to the rental structure include taxes on common lands and fair return on capital. The School Committee agreed that this issue would be decided at a future date.

Mrs. Arsenault announced that the items reached by School Committee consensus in regards to the Feofees would be forwarded to legal counsel.

## H. SET MEETING DATE WITH TOWN COMMITTEE

The School Committee agreed upon June 18, 2003 or an alternate date of June 25, 2003 as possible dates to meet with the Town Committee. Mr. Hopping will contact Mr. Schwartz with the proposed dates.

## I. VOTE TO ADJOURN

Mr. Hopping moved, seconded by Mr. Loeb, to adjourn the meeting at 9:55 p.m.  
UNANIMOUS