

February 24, 2025

An Executive Session meeting of the Town Council of the Town of Newton was held on the above date at 8:03pm. Present were Mr. Couce, Deputy Mayor Dickson, Mrs. Diglio, Mrs. Teets, Mayor Le Frois, Teresa A. Oswin, Municipal Clerk, and Thomas S. Russo, Jr., Town Manager. Thomas M. Ferry, CMFO, Eric Bernstein, Esq., Town Attorney, Doug Doyle, and Kevin Kinsella Redevelopment Counsel were also present. The following Resolution was read which authorized the Town Council to enter an Executive Session.

RESOLUTION #94-2025

A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12

WHEREAS, the Town Council of the Town of Newton is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.; and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specific purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Town Council of the Town of Newton to discuss in a session not open to the public certain matters relating to the item(s) authorized by N.J.S.A. 10:4-12b and designated below:

- i. Attorney-Client Privilege – Redevelopment

NOW, THEREFORE BE IT RESOLVED, by the Town Council of the Town of Newton, assembled in public session on February 24, 2025, that an Executive Session closed to the public shall be held on February 24, 2025 at 8:03 pm in the Town of Newton Municipal Building, 39 Trinity Street, Newton, NJ, for the discussion of matters relating to the specific item(s) designated above.

It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Town Council that the public interest will no longer be served by such confidentiality.

Mr. Russo reviewed the memos by Mr. Doyle and the Holzhauer & Holenstein which were previously emailed to the Council regarding the Armory Property.

Mr. Russo stated he is looking for a not to exceed amount to deduct from the sale price on the Armory for environmental work to be done by the potential buyer.

Mr. Doyle reviewed the history of the Armory property.

Mr. Kinsella reviewed some key legal points which he will include in the purchase agreement to protect the Town.

A discussion ensued and all the Council's questions were answered.

The Council gave Mr. Russo and Mr. Doyle direction on their stance negotiations negotiations.

With no further business to discuss, upon motion of Mrs. Teets seconded by Mrs. Diglio and unanimously carried, Council left Executive Session at 8:34pm.

Respectfully submitted,



Teresa A. Oswin, RMC
Municipal Clerk