NORTHSHORE EDUCATION CONSORTIUM

Facilities & Capital Planning Meeting
October 14, 2026

NEC – Ms. Fran Rosenberg, Mr. Larry Fleming, Ms. Monique Bourgault
Committee: Ms. Pam Beaudoin , Ms. Amy Pasquarello

1. **Call to Order :** Ms. Beaudoin called the remote meeting to order at 10:03 a.m. and stated that the meeting was being conducted remotely in accordance with the applicable provisions of the Massachusetts Open Meeting Law.

   Ms. Rosenberg explained that the purpose of the meeting was to review NEC's owned and leased properties and discuss how to balance ongoing maintenance needs, deferred projects, and future capital priorities

2. **Review of NEC Properties:** Mr. Fleming provided an overview of NEC's owned and leased properties, including Sohier Road in Beverly, 126 Sohier Road, Topsfield Vocational Academy, the NSAL property in Peabody, the newly leased space at Cummings Center for Northshore Phoenix High School, and several leased suites at the Salem State Enterprise Center.

   Mr. Fleming noted that many of NEC's lease agreements require the Consortium to assume responsibility for upkeep and maintenance. He identified maintenance needs at 126 Sohier Road that will require attention.

   Committee members discussed the challenges of balancing ongoing maintenance, deferred projects, and future capital improvements across NEC's facilities.

3. **Review of Capital Budget and FY27 Priorities:** Mr. Fleming and Ms. Bourgault reviewed NEC's capital budget and five-year capital plan, outlining anticipated projects and priorities based on urgency and need.

   Committee members expressed support for the format of the capital plan, noting that it provided a helpful overview of current and future needs.

   Members suggested moving safety and security improvements forward into the current fiscal year and considering accelerating exterior improvements to the Beverly buildings if funding allows.

   Mr. Fleming requested feedback on the format to assist with future capital planning and prioritization.

4. Discussion of Long-Range Planning Issues: Ms. Beaudoin asked whether NEC's facilities were appropriately sized to meet current needs. Mr. Fleming indicated that he believed they were, although some spaces may not be ideal.

Committee members discussed future enrollment trends, space limitations, and the potential impact of changes in how special education services are delivered. Ms. Rosenberg noted that certain programs continue to have waiting lists and emphasized the importance of evaluating anticipated student enrollment and future programming needs.

Discussion included the possibility of NEC providing more services within member districts, as well as whether relocating the Lower School Program should be considered in future planning.

Mr. Fleming expressed a preference for owning rather than leasing properties, noting that ownership provides greater control over facilities and that property taxes associated with leased space can increase costs.

Members also discussed space limitations within certain member districts, including Gloucester, Lynn, and Peabody, and how these limitations may contribute to increased referrals to NEC programs. The Committee discussed increasing special education enrollment, changing student needs, and the importance of evaluating appropriate levels of service.

The Committee emphasized the need to address immediate facility concerns while also considering long-term space and capital needs as part of NEC's strategic planning process.

Ms. Rosenberg raised the possibility of combining the Facilities & Capital Planning Committee with the Finance Committee to reduce redundancy and encourage greater Board participation. Committee members discussed the potential benefits of combining the two committees.

5. Adjournment

The meeting adjourned at 10:40 a.m.