

December 2, 2025 Finance Committee Meeting Minutes

Attendees: Melissa Finateri (BoE), Kristin Cacal (Community Member), Kapil Gupta (Community Member), Dean Martin (Community Member), Michelle Gosh, Victor Karlsson, Matt Wenz, Ann Marie Kovaleski

Presenters: Rick Ganci, Capital Markets Advisors, LLP

Meeting began at 8:05am.

Victor Karlsson began the meeting by referencing the prior meeting minutes, which are available on the District's website. He outlined the agenda for the meeting, which included several topics: 1) the annual update to the District's Long Range Financial Plan; 2) Brewster Vision Capital Project Financing; 3) continued phase-in property tax exemptions; and 4) proposed school boundary line adjustment with Carmel CSD and its potential school tax benefit.

The Long Range Financial Plan was reviewed, which paints an encouraging outlook in the short-term, while concern looms in the long-term based on external factors, such as future State Aid, pension obligations, and health insurance premiums. The plan does not consider the unfunded New York State mandate requiring the implementation of electric school buses. The impact of this mandate will be discussed in greater detail at the December 9th BoE meeting.

The financing plan for the Brewster Vision Capital Project was then discussed. Rick Ganci, from Capital Markets Advisors, presented the amortization schedule for the District's existing debt from previous capital projects, highlighting the strategy to leverage expiring debt as the District begins to incur new debt for the Brewster Vision Capital Project. Victor reinforced the goal of maintaining an incremental approach to incorporating new debt so-as not to create large peaks or valleys in the District's debt payments each year. Mr. Ganci shared that the District is trending better than pre-referendum projections due to a number of reasons: 1) projected costs continue to come in under budget; 2) the interest rate assigned to the future Building Aid calculation was locked in during a higher interest rate environment; and 3) the interest rate projected at the time of the bond issuance, in 2028-29, is expected to be lower than current rates. Victor equated it to 'riding the wave perfectly', which also occurred in the District's last capital project with respect to financing. Victor indicated that the District would be issuing its third Bond Anticipation Note (BAN) in February 2026, which will become due in the 2026-27 fiscal year. BANs would continue to be issued each year through the 2027-28 fiscal year, after which point a serial bond would be issued to permanently finance the Brewster Vision Capital Project.

Next, the continued phase-in of the Veterans' Exemption was discussed. Three years prior, it was recommended by the Committee and approved by the BoE to begin phasing-in to the thresholds adopted by the County and towns. The anticipated tax impact was reviewed and remains similar to the impact shared three years prior. It was noted that Brewster CSD adopted levels more beneficial to veterans than the other school districts in the County, but still at a level lower than that of the County and towns. The general consensus of the Committee was to recommend that the Board of Education continue phasing-in the increase to the levels adopted by the County and towns over the next several years. This recommendation will be presented to the BoE at their January 13th meeting for discussion.

The expansion of the Volunteers' Exemption was also discussed, which extends the benefit to those volunteers who live within Brewster CSD but serve neighboring municipalities outside of the Brewster CSD catchment area. The Committee requested more information regarding the definition of 'neighboring' in the legislation before formulating an opinion. For example, the Committee questioned whether or not 'neighboring' means a contiguous Town (ie: North Salem) or non-contiguous (ie: City of New Rochelle). More research will be performed and this topic will be revisited at the June 9th Finance Committee meeting.

The proposed school district boundary line adjustment with Carmel CSD was revisited along with the potential tax benefits of the Town of Carmel Assessor's recommendation. The proposal increases the School Taxable Assessed Value in both school districts, spreading the existing tax burden among a greater number of households. This would, in and of itself, reduce the tax rate within each of the three towns (Carmel, Patterson and Southeast) if considered independent of the other myriad of factors that go into determining tax rates each year. Discussions are ongoing with Carmel CSD to negotiate the exact boundary line and it is expected that any outcome would benefit Brewster CSD taxpayers.

The next Finance Committee meeting is scheduled for Tuesday, June 9th at 8am to review estimated Fund Balance at year-end and recommendations for Reserve Fund allocations to be approved by the Board of Education at the June 23, 2026 meeting.

Meeting ended at 9:13am.

Respectfully submitted,

Victor Karlsson