

SSTTDC Advisory Board Meeting Joint with Board of Directors  
October 25, 2010 @ 6:30pm  
Conference Room, Corporate Office

Advisory Board Members Present: Joseph Shea, Abington, arrived 6:45pm  
Robert Long, Rockland  
Laurie Delano, Weymouth  
Joseph Gambon, Rockland  
William Koplovsky, Hingham  
Bruce Hughes, OCPC alternate  
Martin Pillsbury, MAPC  
Eugene Blanchard, Gov. Appointment

Advisory Board Members Absent: Sue Abbott, Weymouth  
Stan Littlefield, OCPC  
Kevin White, Gov. Appointment

Also Present: Kevin R. Donovan, Chief Executive Officer  
James A. Wilson, Chief Financial Officer  
James Young, Project Manager  
Patricia Petrillo, Controller  
Brent McDonald, Legal Counsel  
Robin Daniels, Ed Hershfield, Kevin Chase, Bill Ryan, LNR Team

The Vice Chairman, Mr. Blanchard, called the SSTTDC Advisory Board meeting to order at 6:35pm. Board members attended the Board of Directors Tax Classification Hearing and the Special Permit Granting Authority Public Hearing on Rogerson Communities Site Plan and Special Permit Application .

A discussion ensued with the SSTTDC Advisory Board at 7:30pm.

Mr. Shea welcomed the new Rockland Representative, Mr. Joseph Gambon. Introductions were made all around. Mr. Donovan provided an update since their April 2010 meeting and introduced the new CFO, noting the Corporation had evolved into a true municipal agency.

The Tax Plan was adopted setting FY09 and FY10 tax rates, FY11 budget was being developed and free cash would soon be certified. Once DOR gave final approval the Recap Sheet would have actual rates ready for submission.

The East/West Parkway went out to bid and the \$30M contract was awarded to Barletta Heavy Division. A separate federal piece (\$15M) of the parkway project would be awarded by MA DOT. Land takings were in process in Rockland.

Actual bonding was successful with an investor from Connecticut for \$12.5M to purchase infrastructure already developed by LNR. Securities were put up based on land sales. Land Assessment Bond, common in California, was a first in Massachusetts.

Advisory Board members were informed that NAVY and SSTTDC/LNR were in active negotiations/resolutions to close the final land transfer.

Mr. Young noted the East/West Parkway Project Notice of Intent was issued on the eastern segment, from off-site at Weymouth Street onto the Base, crossing old swamp river (bridge structure) and stopping 300 ft. west of the river. The SSTDTC Conservation Commission recently issued Order of Conditions to allow work on the on-site portion of the eastern segment. The work was tied to the \$30M Agreement with the Commonwealth. The \$15M Federal Appropriation was for the one mile stretch on-site from station 109 west ending at Hangar one. Rockland Conservation Commission was scheduled to review the Notice of Intent on a temporary wetland impact off-site.

Phase 2 of the Parkway would extend west of Hangar one to Rte. 18 and also included off-site improvements along Reservoir Park Drive and Hingham Street in Rockland. Phase 2 funding was still pending. It was anticipated that the Phase 1 Parkway segments would be complete and operational for traffic by September 2012.

Mr. Young reviewed Phase 1A development on Parkview Street, located on the north end of N/S Runway. Memorial Grove Avenue and Parkview Street were completed in 2008. Eventide Homes, Whitman Homes and IBG Highlands planned to build residential units on Parkview Street. Discussion ensued on the types of units to be built.

Mr. Lavin noted that LNR facilitated a revenue generating model that tied development payments to the Host Communities based upon the number of units to be built. Payments were already made for Whitman Homes and IBG Highlands units and another payment would be forthcoming upon LNR's land closing with Eventide.

The Advisory Board approved their prior minutes.

VOTED: Motion of Martin Pillsbury, seconded by Robert Long to approve the minutes of April 12, 2010 7-0-3 vote Mr. Koplovsky, Mr. Hughes and Mr. Gambon abstained from voting

Mr. Blanchard was informed that Congressman Delahunt was very instrumental pushing NAVY negotiations/resolutions forward. Senators Kerry and Brown had also been supportive. Mr. Donovan indicated a NAVY resolution may occur before Congressman Delahunt retired.

Mr. Hughes thanked Mr. Ryan, LNR, for providing an informative tour of SouthField to Advisory Board members.

Discussion ensued on a water source. Mr. Donovan noted that a water agreement was executed between SSTDTC and Mayor Kay for Phase 1 development. Initial discussions had taken place with Abington Rockland Joint Water Works to explore water capacity from the Hingham Street reservoir, for final buildout.

Mr. Shea was informed that Weymouth's water treatment plant was on line now with increased capacity and availability. Weymouth and the Abington Rockland Joint Water Works could possibly be more economical down the line than the original plan for MWRA as a permanent water source.

Mr. Pillsbury was informed that the Corporation also had a wastewater agreement with Mayor Kay for Phase 1 development, and was exploring other options for expansion including MWRA. The Chairman acknowledged that these options needed further study to find the most feasible way to sustain the project without putting an undue burden on rate payers or the communities, and noted that securing NAVY land was under a critical time constraint.

Mr. Hughes was informed that the USCG Buoy Station relocation plan would have to be re-filed with the new Congress.

Mr. Shea was informed that the Corporation completed the \$12M bond process and owned two public streets, Shea Drive and Memorial Grove Avenue. Mr. Ward noted that the CEO, LNR and consultants did a tremendous job getting the bond together in spite of the economy.

Mr. Shea gave kudos to SSTTDC and LNR for the accomplishments of the past year including jobs created to support the parkway and infrastructure development, and LNR's land deals.

Discussion ensued on the parkway schedule, Rte. 18 construction schedule and the existing public safety mutual aid agreements with the Host Communities.

The Advisory Board agreed to another joint meeting to take place during the FY11 Budget review. A March 14, 2011 meeting was scheduled. The Chairman thanked the Advisory Board for their continued support of the Corporation and the Project.

**VOTED: Motion of William Koplovsky, seconded by Martin Pillsbury, to adjourn the SSTTDC Advisory Board meeting**

**Unanimous vote**

The SSTTDC Advisory Board meeting ended at 8:25pm

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Mary Cordeiro, Recording Secretary

Joseph Shea, Chairman