

SSTTDC Advisory Board Meeting  
Wednesday, August 6, 2014 @ 6:30pm  
SSTTDC Town Hall Conference Room

Members Present: Joseph Shea, Chairman  
Eugene Blanchard, Vice Chairman  
Steven LeMott  
Joseph Gambon  
Carol Karlberg  
Jeffrey Tocchio  
Eric Miller

Members Unable to Attend: Robert Long  
William Koplovsky  
Martin Pillsbury  
Bruce Hughes

The Chairman called the meeting to order at 6:35pm and informed the Board of the sudden death of the spouse of Jackie Ranous, a former Advisory Board member.

Mr. Shea stated that he decided in the last 24 hours to resign as chairman of the Advisory Board at the start of the next meeting, that after 6 years serving as Chairman it was time for someone else to take over.

Minutes

**VOTED: Motion of Eugene Blanchard, seconded by Joseph Gambon to accept the minutes of the June 11, 2014 meeting of the Advisory Board**

**Unanimous vote**

Discussion with Matt Barry, LNR/Starwood

The Chairman voiced his disappointment that Mr. Barry declined (for the third time) to attend an Advisory Board meeting. Mr. LeMott indicated Mr. Barry may have had a timing issue due to proposed legislative changes and MOA negotiations with Weymouth. Mr. Blanchard stated it was still rude and inexcusable that he didn't respond to the Board's last two invitations.

Discussion of Senate Bill 2347 – Enabling Legislation

The Board reviewed the section of the current legislation and the new Senate Bill that pertained specifically to the Advisory Board. The full Senate Bill was provided to the members at the meeting.

Discussion of CFO response on FY15 Budget

Mr. Miller took exception to the CFO's letter regarding the interim FY15 Budget. He indicated he understood the CFO's rationale for a 3 month budget, but the CFO preempted the mission of the

Advisory Board to oversee the finances of SSTTDC, and that was wrong. Other board members agreed with Mr. Miller.

**VOTED: Motion of Eric Miller, seconded by Steven LeMott to send a letter to the current Board of Directors or their successor to request a meeting with the Advisory Board as soon as possible to discuss the FY15 Budget**

Mr. Blanchard suggested waiting until the new Board was organized to request a meeting, Mr. Miller withdrew his motion pending the passage of new legislation.

Mr. LeMott brought up the issue of LNR's unpaid Parkway Deficiency payment (total \$375K) and the confusion on when the payment was actually due as per the Department of Revenue (to SSTTDC) and the Department of Administration and Finance (to LNR/Starwood). The Board agreed to seek clarification on when the deficiency payment was due and how it was to be collected. Mr. Miller was informed that SSTTDC's deficiency payment to the State was placed in an escrow account pending the State's appeal decision.

**VOTED: Motion of Steven LeMott, seconded by Carol Karlberg, to send a letter of request to the State to provide clarification on the process for Parkway deficiency payment  
6-1 vote Miller opposed**

Mr. LeMott brought up the issue of LNR's unpaid water bills (total \$133K) and stated a charge of \$57K for irrigation during Parkway construction that should have been sent to MassDOT, was sent to LNR/Starwood instead and, to date, remained unpaid. Mr. LeMott voiced his frustration that it resulted in a 20% increase in charges to all the other SouthField rate payers, and that they now paid the highest water rates in the State. He shared a letter from Matt Barry that he felt provided a satisfactory explanation. It referred to a Parkway construction contract between MassDOT and SPS New England that Mr. Barry claimed included responsibility to pay irrigation costs. Mr. Tocchio suggested asking SSTTDC to look further into this issue.

**VOTED: Motion of Jeffery Tocchio, seconded by Eugene Blanchard, to send a letter to the Board of Directors regarding LNR's unpaid water bill; that it has come to the attention of the Advisory Board that Starwood claims MassDOT and not LNR is the responsible party to pay the \$57K unpaid water charge for Parkway irrigation, and the Advisory Board respectfully requests an investigation into this potentially collectable bill.**

**Unanimous vote**

It was noted that LNR still had \$76K in unpaid water bills. Mr. LeMott informed the Board that those invoices were connected to substantial leaks in the old NAVY water distribution system that LNR failed to fix (dating back to July 2013).

Discussion of protocols for writing letters

Mr. Miller stated the content of a recent Advisory Board letter sent to the Governor went beyond the discussion that took place at the meeting. The Board noted the past practice of letters being drafted by the recording secretary and emailed to all Advisory Board members for editorial comments. Mr. Miller

voiced concern that individual comments back to the secretary exceeded the quorum. A lengthy discussion ensued on what was permissible under the Open Meeting Law on electronic communications by and between board members.

The Board considered several changes to the letter writing process including body of letter written during the meeting, full board approval to release letters, or specific language in the form of a motion with a separate motion to hold a letter for Board approval. Further discussion ensued on the number of Advisory Board meetings that may be required. Mr. LeMott suggested that only a quorum was needed in attendance, other members could participate remotely.

**VOTED: Motion of Eric Miller, that letters written on behalf of the Advisory Board be substantially approved by the entire Board**

After a lengthy discussion on various amendments to Mr. Miller's motion, a consensus of the Board was taken: three members supported substantial approval by the entire board, and four members supported specific language in the form of a motion with separate votes to hold a letter for another meeting.

#### Public Comment

Mrs. Parsons, Rockland, stated that the unpaid \$57K water bill was not MassDOT's because they used water trucks from two companies during parkway construction. She also noted that the year-end deficit in the Water & Sewer Enterprise Fund had to be paid by the other rate payers, as per M.G.L.

#### Other Business

Mr. Shea stepped down as Chairman for the Advisory Board to send condolences to Jackie Ranous.

**VOTED: Motion of Joseph Shea, seconded by Gene Blanchard to send a letter of condolence to Mrs. Ranous on the sudden death of her husband**

**Unanimous vote**

The Vice Chairman indicated the Board would not need to see the final version of the condolence letter, and that the inquiry letters on parkway and water charges would be prepared by the secretary and chairman, and mailed.

**VOTED: Motion of Eugene Blanchard, seconded by Joseph Gambon, to adjourn the meeting**

**Unanimous vote**

The meeting ended at 8:00pm

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Mary Cordeiro, Recording Secretary

Joseph Shea, Chairman

Documents reviewed at the meeting:

Section 11 2008 Enabling Legislation – Advisory Board, Senate Bill 2347,  
CFO letter 7.1.14, Open Meeting Law correspondence