

Board of Directors Meeting
November 4, 2013 @ 4:00pm
SSTTDC Town Hall, Conference Room

Directors Present: Joseph Connolly, Chairman
John Ward, Vice Chairman
Gerard Eramo
Jeffrey Wall

Directors Unable to Attend: James W. Lavin, Clerk

Also in Attendance: Kevin R. Donovan, CEO
James A. Wilson, CFO
Jim Young, Project Manager
Steve Ivas, Conservation Agent
Scott Bois, Treasurer/Collector
Keith Nastasia, DPW Superintendent

The Chairman called the meeting to order at 4:00PM.

PUBLIC HEARING – Conservation Commission

**VOTED: Motion Jeffrey Wall, seconded by Gerard Eramo, to open the Public Hearing
Unanimous vote**

The Hearing opened at 4:00pm and the Chairman noted that the public notice was published in the legal section of the Ledger on Oct. 19th and 26th on the Notice of Intent for the widening and reconstruction of a 4.1 mile section of Rte. 18.

Mr. Mark Fobert, Tetra Tech, gave a presentation on behalf of MassDOT on the Notice of Intent application on the widening of Rte. 18 and related wetland mitigation plan. The Conservation Agent determined that the proposed wetland mitigation site was in an optimum location and would result in an increased area of Bordering Vegetated Wetlands.

Mr. Wall was informed the project would start in spring 2016 with 2-year duration, and that the Barbara Lane residents would experience temporary impacts from the bridge replacement work over the RR tracks. The temporary bridge could not be built on the opposite side of the bridge (away from the Barbara Lane residents) because of concerns involving additional property takings & impacts to habitat area.

Mr. Fobert assured Mr. Connolly that a detailed solution would be worked out to mitigate the construction, vehicle and train noise in the Barbara Lane neighborhood, and he noted that the public hearing process with the Weymouth Conservation Commission was still open.

Mr. Eramo was informed that turtle habitat was located on the Base side of the bridge and that a turtle sweep would be conducted, per NHESP, to relocate them outside the limits of the work area prior to start of construction.

The Chairman was informed that MassDOT would start meeting with property owners soon regarding land takings along Rte. 18, and that the project was at 75% design.

PUBLIC COMMENTS

Mayor Kay, Weymouth voiced concern that 75% design left little time to seriously do something to help the Barbara Lane residents.

Ms. Parsons, Rockland, was informed that French's Stream flooding would decrease with increased flood storage proposed on Base.

Mr. Bromberg, Rockland, was informed that a flood storage ditch would be located on the west side of French's Stream, and that storm water from Rte. 18 would flow into a basin created on site with a sediment trap; clean water would slowly release to French's Stream at a rate less than current peak flows. With regards to the trail system, Mr. Bromberg was informed that the top of the slope at the replicated wetland area would be a great spot to establish and maintain a trail system.

The Project Manager noted that a courtesy copy of the Notice of Intent filing was provided to the Rockland Conservation Commission. The Board was informed that DEP had not yet assigned a file number to the NOI application, and it was recommended that the Hearing be continued to the next meeting. The Hearing was continued at 4:27pm

VOTED: Motion of Jeff Wall, seconded by Gerard Eramo, to continue the Public Hearing to December 16, 2013 @ 4:00pm

Unanimous vote

PUBLIC HEARING – Tax Classification

VOTED: Motion of Gerard Eramo, seconded by John Ward to open the Public Hearing on Tax Classification

Unanimous vote

The Hearing opened at 4:30pm and the Chairman noted that the public notice was published in the legal section of the Ledger on Oct. 19th on the annual classification of property for tax purposes.

Discussion ensued on the FY13 tax rates of the three Host Communities, and the requirement to keep residential rates similar to the Town of Weymouth. The Chief Financial Officer indicated that a single tax rate for SouthField would be \$21.62 (as per Dept. of Revenue LA5 documentation), and would increase residential taxes \$8 per \$1000 or a \$3,500 increase on an average value of \$430K. The Board of Assessors recently met and voted to recommend a split tax rate – residential \$13.47 and commercial \$30.73; an increase of 1.68% residential and 16.6% commercial from 2013 rates. Further discussion ensued on the commercial market condition and the binding agreement on the tax rates. The Board noted they did have the ability to offer tax relief on commercial vertical construction to multiple clients, on a sliding scale over 20 years. The Board was informed that tax rate certification was linked to the infrastructure bond, the Special Assessment, and the pledge of up to 35% of ad valorem taxes to pay the bond.

PUBLIC COMMENTS

Ms. Hilbert, Weymouth, was informed that DOR allowed split tax rates per enabling legislation, and that SSTDC was trying to accommodate businesses while being cognizant of the residential rate requirement. The public hearing closed at 4:40pm

VOTED: Motion of John Ward, seconded by Jeff Wall, to close the Public Hearing

Unanimous vote

Board Measure 13-040

VOTED: Motion of Jeff Wall, seconded by John Ward, that this meeting was noticed by publication in the Patriot Ledger on Oct. 19, 2013. The meeting having been duly noticed, the Board of Directors approves the recommendation of the Board of Assessors to set a tax split for FY2014 with a shift of 1.42126%, with no Residential Exemption. In addition, the revenue sources as identified in the FY14 RECAP form is hereby approved.

Unanimous vote

FINANCIALS

General Fund Budget

The Chief Financial Officer recommended a FY14 Supplemental Budget of approximately \$5.7M with \$1.1M coming from Free Cash and \$447K from Stabilization account. Mr. Wilson reviewed his revenue summary, noting an increase in taxes, special assessments and entitlement fees, and a decrease in building permits.

He then reviewed the expenditures related to contractual obligations through Dec. 31st. The Board was informed that the Budget approved in May did not include the Public Safety contract with the Town of Rockland; or the substantial increase in police calls (up 40%) over the past six months, or the addition of Parkway maintenance.

The major increase in the budget was the \$600K allotted to the State for the claw-back provision. Included in the Budget was \$50K to increase the Overlay account in the event that LNR and Eventide were successful in their abatement appeals filed with the Appellate Tax Board on FY13 assessed (and certified) values. The Board was informed that LNR's claim in the abatement process was that the land was worthless, zero based.

The Chairman was informed of a \$140K increase for Police services, and that payment to Weymouth Police required an invoice; advance payments were not allowed by law.

The Chairman noted the Corporation worked hard to reduce the costs in the consultant line item, and thanked the consultants for their continued hard work and their reduced rates.

Discussion ensued on free cash and the need to use it for claw-back provision and bond payment, if reduced tax revenue occurred. The claw-back provision would decrease if there was increased construction; then new state revenues would increase (generated from sales tax and income tax on new permanent jobs). The Agreement was weighted heavily on permanent jobs, but with no commercial development in the foreseeable future, a \$1.6M payment was anticipated again in FY15. Free Cash would have to be utilized until the claw-back provision actually changed.

The Chairman was informed that permanent job positions were directly related to commercial development, there were no permanent jobs resulting from residential development.

Board Measure 13-041

VOTED: Motion of John Ward, seconded by Gerard Eramo, that the South Shore Tri-Town Development Corporation raise and appropriate the sum of \$5,733,665 to provide for all the expenses for the maintenance and operation of SSTTDC's several departments and activities for the fiscal year 2014 in accord with the attached Exhibit A (an increase in the operation expenses of SSTTDC of \$1,060,042 as outlined on the attached worksheet). This measure is intended to increase by \$1,060,042 the appropriation of \$4,673,623 as voted in measure 13-0005 that includes \$200,264 budget for overlay for abatements. Furthermore, that the amount of \$1,168,523 from the FY12 Free Cash is hereby reiterated for the purpose of balancing the Fiscal Year 2014 Budget. In addition, the sum of \$447,117.85 from the Stabilization Account is appropriated to fund a portion of the FY13 Parkway Deficiency
Unanimous vote

Enterprise Fund Budget

The Chief Financial Officer noted the need to increase the Enterprise budget to \$717,289 due to increased water usage (25,000 units), and the need for a mapping system of water gate values in the old Navy distribution system. The Board was informed that substantial mitigation was needed for the two water main breaks (old system), both located on Shea Memorial Drive. Other increased expenses included engineering services associated with the water main breaks, safe water assessment requirements and other extraordinary expenses. The majority of the increase was for water usage.

Board Measure 13-042

VOTED: Motion of John Ward, seconded by Gerard Eramo, that the South Shore Tri-Town Development Corporation raise and appropriate the sum \$717,289 to provide for all the expenses for the maintenance and operation of SSTTDC's Water and Sewer Enterprise Fund and activities for the fiscal year 2014 in accord with the attached Exhibit A (an increase in the operation expenses of SSTTDC of \$353,505 as outlined on the worksheet). This measure is intended to increase by \$353,505 the appropriation of \$364,324 as voted in measure 13.006

Unanimous vote

Starwood Proposal

The Chief Executive Officer noted he had requests from the Towns of Abington and Rockland to call a meeting of the 3 Host Communities, chaired by SSTTDC, and to ask Starwood to come to the table to discuss their proposed legislative changes, and to exchange ideas. Board members agreed to send a letter to Starwood, and that some changes were needed in the development plan in order to move the project forward.

Mr. Ward noted that Starwood had the ability by right to build 398 more residential units in Phase 1, but they stopped all work on this project back in March 2013. He questioned if the Board should look into action against Starwood for non-performance as the master developer partner.

Board Measure 13-043

VOTED: Motion of Jeff Wall, seconded by John Ward, that the Board of Directors notify Starwood Capital Group that it is calling a meeting of representatives of SSTTDC and the Towns of Weymouth, Rockland and Abington with the desired goal of meeting with representatives of Starwood Capital Group for the purpose of jointly discussing its proposed legislative changes in an effort for all parties to discuss the proposed changes and attempt to come to a joint agreement of the same that can be supported by the communities. Further that said meeting shall be at the call of the South Shore Tri-Town Development Corporation acting in conjunction with the representatives of the towns

Unanimous vote

Minutes

VOTED: Motion of Gerard Eramo, seconded by John Ward to approve the minutes of the Board of Directors meeting held on October 7, 2013

Unanimous vote

VOTED: Motion of Gerard Eramo, seconded by Jeffrey Wall, to adjourn the meeting

Unanimous vote

The meeting ended 5:30pm

Mary Cordeiro, Recording Secretary

Joseph Connolly, Chairman