

**South Shore Tri-Town Development  
Corporation (SSTTDC)  
Kevin R. Donovan, Chief Executive Officer**

The Board of Directors of the South Shore Tri-Town Development Corporation is pleased to present its Fourteenth Annual Report to the Host Communities for Fiscal Year 2013. Complete copies of the Corporation's Audited Financial Statements will be available at the Town Offices and the Public Library around October 2013.

**Overview of SouthField Project**

Total Land Area – 1,385 acres

Total Open Space area – approximately 1000 acres

2003 NAVY land transfer to SSTTDC - approximately 549 acres

EDC 324 acres / PBC 225 acres

2006 SSTTDC EDC transfer to LNR – 324 acres

(EDC- Economic Development Conveyance / PBC- Public Benefit Conveyance)

2011 NAVY land transfer to SSTTDC - approximately 681 acres

EDC 558 acres / PBC 123 acres

2011 NAVY LIFOC - approximately 155 acres

2011 SSTTDC EDC transfer to LNR – 558 acres

(LIFOC- Lease in Furtherance of Conveyance)

**Development Status**

Reuse Plan - 2,855 residential units / 2,000,000 s/f commercial

Phase 1 Development - 1,000 residential / 300,000 commercial

Permitted through FY13 -600 residential / 150,200 commercial

Occupied - 234 residential units / 0 commercial

**East West Parkway (Parkway)**

The east side of the Parkway has been substantially completed from Weymouth Street to Shea Memorial Drive, thanks to Governor Patrick for securing \$30 million in state funding, and to the late Senator Kennedy and Congressman Delahunt for securing \$23 million in federal funds for Transit Improvements. The opening ceremony for the Parkway will most likely take place August 19, 2013. The Board of Directors voted to name the Parkway the “Bill Delahunt Parkway” in recognition of the many efforts by Congressman Delahunt that assisted in bringing SouthField to reality.

An agreement between SSTTDC and MassDOT was executed to assure that the section of the Parkway constructed by MassDOT will be operated and maintained by SSTTDC as planned.

An agreement between SSTTDC and the Town of Rockland was executed to assure that the section of the Parkway constructed in Rockland will be operated and maintained by SSTTDC as planned.

Public Safety Agreements were executed with Rockland Police and Fire Departments for patrols and emergency services, in place and ready to respond to any emergency issue on or off the Rockland portion of the roadway.

### Municipal Update

The Enabling Act gives the Board of Directors the authority and responsibility of a local municipality to issue permits, approvals, licenses, orders and determinations.

SSTTDC Special Permit Granting Authority held a public hearing and issued a Decision that approved LNR's proposal for the 5<sup>th</sup> Revision to the Phase 1A Development Plan.

SSTTDC Permit Granting Authority held public hearings and approved a site plan for the Commons at SouthField Highlands II project.

SSTTDC and Town of Weymouth executed an amendment to the Water & Wastewater Agreement regarding charges paid by SSTTDC for the provision of potable water, and discharge of wastewater into the Weymouth Sewer Collection System.

SSTTDC installed a sewer flow meter to track daily flows from SouthField and to document compliance with the Phase 1 Sewer Extension Permit issued by MADEP.

SSTTDC entered into Public Safety Service Agreements with Weymouth Police and Fire Departments for patrols and emergency service response in the SouthField area, and also entered into a Weymouth Public Schools Agreement to cover FY13 costs for educational services for the 22 pupils residing in SouthField.

The NAS Board of Appeals convened this year with governmental authority to deal with appeals filed on a Zoning Enforcement Officer decision. Members include Robert Stevens, Weymouth, James Haney, Abington and Robert A. Manzella, Rockland. Zoning Enforcement Officer Decisions in FY13 included approval of site plan application from Whitman Homes for the Parkview Place project and approval of IBG's site plan application for the Cottages at Hollybrook project.

The SSTTDC Advisory Board continues to meet jointly with the Board of Directors. Members include Joseph Shea - Abington, Robert Long & Joseph Gambon - Rockland, Eric Miller and Carol Karlberg - Weymouth, William Koplovsky - Hingham, Martin Pillsbury - MAPC, Bruce Hughes – OCPC, Eugene Blanchard – Governor Appointees.

The SSTTDC Board of Assessors reviewed the FY13 DOR Tax Recap and recommended a tax split and tax shift of 1.291878% with no residential exemption (\$13.26 Residential/\$26.35 Commercial/personal property). Members include: Dennis Robson, Rockland, Jack Pistorino, Abington and Pam Pantermoller, Weymouth. The Principal Assessor is Jim Judge.

Financial Matters:

Due to constraints of the Memorandum of Agreements with the Commonwealth and the Tax Plan, Free Cash was not certified until December 20, 2012. The Enabling Legislation required a determination on Excess Revenue within 120 days of the close of the fiscal year; on October 15, 2012 the Board established that no excess FY12 revenues were available for distribution.

Fiscal Year 2013 milestones which have been achieved include:

- a. Certified Valuation through MA Department of Local Assessments
- b. Certified the FY13 tax rate prior to December 31
- c. Filed, in a timely manner, the various reporting requirements to MA DOR
- d. Completed an Independent Audit prior to December 31
- e. DOR certified the new state tax revenue under the Parkway Agreement prior to December 31
- f. Provided for a Deficiency Payment required under the Parkway Agreement prior to setting the FY13 tax rate
- g. Included the land from the Transfer from the NAVY FOST 3-5 in the tax roles
- h. Completed the formal process for establishing a single, certified water and sewer department through the MA Department of Environmental Protection and the MA Department of Revenue

Obligations still pending:

- a. East West Parkway deficiency appealed
- b. FEIR Off-Site Improvements and a Capital Plan identifying each requirement and the cost associated with it.

SSTTDC had certified FY13 Free Cash in the amount of \$1,654,836

The expenditures from available funds were as follows:

- a. \$486,313 reserved from the Stabilization Account in accord with the special Assessment prepared by MUNICAP
- b. \$251,165 OPEB Contribution for FY13
- c. \$1,116,523 from Free Cash to fund FY14

General Fund Budget - \$3,043,476  
ANF payment for Parkway Bond - \$699,897  
General Fund Revenues collected - \$3,561,037

Water & Sewer a single Enterprise Fund  
Sewer Connection fee owed to Town of Weymouth- \$394,029  
Revenues - \$441,669  
Expenditures - \$290,592

SSTTDC Expenditures to date:  
Town of Weymouth services - \$1,206,848  
Town of Rockland services - \$ 33,500

LNR Host Community Agreement payments:  
Town of Abington \$ 687,990  
Town of Rockland \$2,306,247  
Town of Weymouth \$4,666,209

The Board of Directors would like to extend its appreciation to the Host Communities for the cooperative working relationship that has been established with the CEO, CFO, and staff of SSTTDC.

Respectfully Submitted  
SSTTDC Board of Directors

Joseph Connolly, Chairman  
John Ward, Vice Chairman  
James W. Lavin, Clerk  
Jeffrey Wall  
Gerard Eramo

Kevin R. Donovan, Chief Executive Officer  
James A. Wilson, Chief Financial Officer