

SSTTDC Advisory Board Meeting
June 11, 2008 @ 7:00pm
Board Room, Corporation Office

Members Present: Joseph Shea, Chairman, Abington
Robert Long, Rockland
Laurie Delano, Weymouth
Bruce Hughes, OCPC, alternate
Martin Pillsbury, MAPC
Kevin White, Gov. App.'s. S.S.Chamber
Eugene Blanchard, Gov. App.'s. R.E. Development

Members Absent: William Koplovsky, Hingham, Stan Littlefield, OCPC

Also Present: Colin McPherson, Director, David Chandler, Director
Terry Fancher, Executive Director
Patricia Petrillo, Controller
Eric Kfoury, Interim Executive Director

The Chairman called the meeting to order at 7:05pm and noted that Mr. Molyneaux, Gov. App.'s Environmental Protection, and Mrs. McElroy, Weymouth, had resigned from the Board. Discussion ensued on their dedicated services and involvement on several committees that helped move the project forward.

VOTED: Motion of Bruce Hughes, seconded by Robert Long, to send letters of appreciation to Mary McElroy and Les Molyneaux for their commitment to the redevelopment of the former Naval Air Station.

Unanimous vote

Board members gave kudos to the departing Executive Director, Terry Fancher, for being so responsive to the Host Communities, for his patience attempting to resolve sensitive issues and for his unflinching courtesy and professionalism. Mr. Fancher thanked the Board for their kind words.

VOTED: Motion of Bruce Hughes, seconded by Martin Pillsbury, to send a letter of appreciation to Terry Fancher.

Unanimous vote

Mr. Fancher provided the Board with an overview on several aspects of the project including: the Budget, Disposition & Development Agreement (DDA), Water, Wastewater, Economic Development Conveyance (EDC), E/W Parkway, Municipal Services Agreement, Enabling Legislation, Staff Transition, MUNIS Software, Bonding, Regulatory Framework and the SouthField Project. Mr. Fancher noted the Navy's Master Lease would cease to exist on Dec. 31, 2008. SSTTDC would then own property and transfer it to LNR. No leases would remain in place. Mr. Fancher also noted that the Navy agreed to partner with SSTTDC and LNR on an integrated cleanup and development effort. DEP and EPA fully supported this unique partnership.

The Executive Director introduced David Chandler, Board of Director and Laurie Delano, Advisory Board member, both recently appointed by Mayor Kay; and also introduced Eric Kfoury, President, Gateway Strategies, under contract with the Corporation to serve in an interim Executive Director capacity. Mr. Fancher noted the DDA, EDC and Enabling Legislation services Mr. Kfoury provided to SSTTDC over the past three years. His tasks also include determining the skills and expertise the Corporation would need

in the next Executive Director and in future staffing. The Advisory Board acknowledged that the Corporation was evolving into a brand-new-start-up-town, fairly unique in Massachusetts.

Discussion ensued on SSTTDC executive positions, and provisions for inspectional services, MUNIS accounting, tax rate, tax bills and schools. It was noted that the Hamilton Elementary School would provide temporary space for students during Phase 1 development, and that future discussions would occur on the need to establish an elementary school on site, and determine student options beyond elementary school. It was noted that the Hamilton Elementary School parents voiced their concerns on the SouthField project impact on the classrooms.

Mr. Fancher continued his update on the permit process, design, construction and source of funds for the wastewater treatment plant, and the water source for all of Phase 1 Development. Discussion ensued on recent DEP measures being less restrictive for projects dealing with reuse of wastewater. Board members were informed that the State financing agreement for the construction of the East/West Parkway was executed.

Further discussion ensued on negotiating municipal service agreements for fire, emergency, ambulance, police, offering the Host Towns first right of refusal, and on the Rockland Fire Dept.'s ability to respond to a Base emergency through the Union Street gate.

Advisory Board members were updated on the status of the Enabling Legislation, SSTTDC's Financial Policy/Tax Plan, Affordable and Workforce Housing plan, financial strategies to fund the wastewater treatment facility and collection system, and responsibilities of the Board of Director with regards to the Regulatory Framework. Board members recommended the Corporation utilize future residents from SouthField to serve in municipal capacities.

Mr. Fancher gave an overview of the infrastructure construction to date, including streets, lights, irrigation, electric, water & sewer systems, and the Welcome Center, and offered to take Advisory Board members on a tour of the new development. Mr. Shea suggested a letter be sent to Host Town Officials to offer them an opportunity to tour LNR's development project. Mr. Fancher stated the suggestion was a good one and it would be passed along to LNR.

Mr. Shea inquired on behalf of the Abington Town Planner when the traffic management plan and the plan to monitor traffic on all critical roadways would be provided to the Towns. Mr. Fancher indicated the plan would be ready when the parkway was close to construction, as per the MEPA Certificate.

Mr. White inquired about LNR's financial stability under current market conditions and was informed that LNR discloses financial statements to the Board of Directors under a confidentiality agreement, and that they're able to shift their residential products around to meet market demands. It was anticipated that their long term plan would even out.

Mr. Kfoury noted that the movie industry had contacted LNR with an interest in establishing a studio on the Base. To date, no permit applications have been filed with SSTTDC but it could actually work here. Passage of State Stimulus Legislation for the movie industry was still pending.

Budget FY08

The Advisory Board reviewed the Revised FY08 Budget. Discussion ensued on certified free cash and the reserve fund.

Budget FY09

Discussion ensued on revenue estimates, anticipated revenue shortfall and developer contributions. Mr. Fancher stated developer contribution was a terminology used in the DDA to cover anticipated operation deficits. Real estate taxes, MOBD grant, lease revenue and free cash were not projected in the FY09 Budget.

Discussion ensued on consultants' scope of work, the role of a project monitor versus a project manager, projected legal expenses and an explanation of the "Bug Truck" (old surplus Navy truck, used for pest control, put back into service by SSTTDC). Mr. Fancher informed the Board that the old Navy Bucket Truck would be transferred to Rockland Fire Department as soon as the Navy's land conveyance occurred, later this year.

Recommendations to Governor

Board members reviewed a summary of the redevelopment of the former So. Weymouth Naval Air Station from 1997 to present. Revisions were suggested:

- Collaboration continues with all regional Towns and Citizen Groups.*
- It should be a high priority for various Commonwealth Agencies to direct State funds to implement this project – a designated Growth District.*
- As this is one of the Area Growth Districts, preferential treatment is recommended to get commitment for assistance from Governor Patrick's Administration on various funding items, such as SRF funding for the Waste Water Treatment Plant, approval from DOR on SSTTDC Tax Plan, assistance from MBTA to get public transportation involved and assistance from MHD as part of the solution as well.*
- The Towns of Abington, Weymouth, Rockland and Hingham will need assistance to mitigate impacts of the project, and resolution from the State is sought to acknowledge that the Host Towns have already met their 40B requirements, including the construction of SouthField residential units.*
- One Governor Appointment to the Advisory Board for Environmental Protection is needed to fill out the SSTTDC Advisory Board.*

Other

VOTED: Motion of Eugene Blanchard, seconded by Kevin White, to approve the Advisory Board minutes of Nov. 7, 2007 as written.

Unanimous vote

The Board considered a fall meeting and tour. Mrs. Petrillo suggested a November meeting after financial statements were reviewed by Auditors. A November 5, 2008 date was agreed to by the Board.

Mr. Kfoury indicated he would attend the meeting and would help the future Executive Director to prepare an update. Advisory Board members voiced their appreciation for receiving the Executive Director's update in their agenda packets, providing them an opportunity to make notes prior to the meeting.

VOTED: Motion of Eugene Blanchard, seconded by Martin Pillsbury, to adjourn the meeting.

Unanimous vote - The meeting ended 9:00pm.