

SSTTDC Advisory Board Joint Meeting with the Board of Directors
Tuesday, December 20, 2011 @ 9:00am
SSTTDC Town Hall, Conference Room

Advisory Board Present: Joseph Shea, Chairman
Bruce Hughes
Kevin White
Joseph Gambon
Bill Koplovsky
Gene Blanchard

Members Unable to Attend: Robert Long
Laurie Delano
Sue Abbott
Martin Pillsbury

Directors Present: Gerard Eramo, Chairman
James W. Lavin, Clerk
John Ward
Jeffrey Wall

Directors Unable to Attend: Joseph Connolly, Vice Chairman

Also in Attendance: Kevin R. Donovan, Chief Executive Officer
James A. Wilson, Chief Financial Officer
Jim Young, Project Manager
Steve Ivas, Conservation Agent
Scott Bois, Treasurer/Collector

Chairman Shea and Chairman Eramo called the Board of Directors and Advisory Board meetings to order at 9:00am.

ADVISORY BOARD DISCUSSIONS AND UPDATES

The CEO updated the Advisory Board on several issues noting the final land transfer occurred on Dec. 15th, final price to NAVY was \$25M which included 556 EDC acres and 155 PBC acres (124 acres were held back by NAVY for continued environmental cleanup). In the past 3 years the Corporation obtained a \$30M East West Parkway Contract, a \$12.5M infrastructure bond and a completed land transfer. Hangar 1 demolition process had begun, East West Parkway Project was under construction, Residential units within Phase 1A Development Plan were under construction, 10 units were already occupied, and the Host Communities were receiving payments from LNR's land sales.

Mr. Koplovsky was informed that tax revenue generated to pay the Parkway obligation was not cumulative. Per the agreement, each year would stand alone to determine if new state revenue met or exceeded the debt service. New state revenue calculations included wages earned on the Base, materials purchased for reconstruction on the Base, and sales tax generated from that. The Corporation had to show \$1.9M in new state revenue during FY12.

A discussion ensued on the split rate tax, reaching a meaningful reduction to the residential rate, maintaining a competitive commercial tax rate, and good government incentives. Further discussion ensued on the NAVY Clean-up, the removal of all underground storage tanks, and EPA and DEP

monitoring programs. Mr. Hughes was informed that the 124 acres carved out by NAVY were expected to be cleaned and transferred by 2014. Mr. Blanchard was informed that there were no Activity Use Limitations (AULs) expected on any coming acres from NAVY. LNR, DEP, EPA and SSTDTC were comfortable with the (AUL) covenants that were placed on two deeds from the first land transfer.

Mr. Shea was informed that the DOR value and tax certification was a herculean task due to a triennial year, the parkway deficiency, closed military installation values and DOR's learning process on SSTDTC's government structure (the only one of its kind in the Commonwealth). Discussion ensued on the Special Assessments for Parkway deficiencies, the goal to get into a typical municipal pattern, funding source options for Phase 2 of the Parkway project and the priority status placed on the project by the Commonwealth.

Advisory Board Members requested a master map of SouthField with street names and development construction. The Board's letter to Mr. Littlefield was amended to include his 5 years on the NASPC, a total of 16 years of volunteer service.

Advisory Board prior minutes -

VOTED: Motion of Bill Koplovsky, seconded by Gene Blanchard, to approve the minutes of April 14, 2011

Unanimous vote

The Advisory Board's next meeting with the Chief Financial Officer for budget discussion would be scheduled during the first week of February (7th, 8th, or 9th) at 6:30pm.

VOTED: Motion of Bill Koplovsky, seconded by Gene Blanchard, to adjourn the meeting

Unanimous vote

The Advisory Board meeting adjourned at 10:56am

Mary Cordeiro, Recording Secretary

Joseph D. Shea, Chairman