

Board of Directors Meeting  
Friday, April 18, 2014 @ 9:00am  
SSTTDC Town Hall, Conference Room

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

Also Present: Kevin R. Donovan, Chief Executive Officer  
Scott Bois, Treasurer/Collector

The Chairman called the meeting to order at 9:02am and recognized Mr. Stephen LeMott, 16 Thistle Lane.

Mr. LeMott voiced several concerns (comments attached) including the water surcharge to the SouthField rate payers and the lack of progress to resolve LNR's unpaid water bills; the \$12M Infrastructure Bond obligation saddled on the residents; and the need for better education opportunities for the SouthField children. He stated that SSTTDC had failed to hold project management meetings on a weekly basis in order to get the project moving forward, and indicated he supported Starwood's proposal for legislative change, not SSTTDC's proposal.

#### Discussion and Action on Proposed Legislation

Mr. Wall noted he had opportunity to meet with Weymouth Town Council (WTC) and with Mayor Kay to garner their comments and concerns regarding the SSTTDC proposed legislation. WTC stated Section 14 (b) Zoning By-Laws should be revised giving approval authority to WTC, and not the Executive of the Town. The CEO noted that the WTC was Weymouth's Legislative Body and that words could be added to reflect the legislative body in each town. Mr. Aiello noted that Abington Town Meetings occurred twice a year, and that timing may be very cumbersome for a developer proposing a zoning change in Abington and Rockland if the decision was up to the Legislative Body. Mr. Wall indicated that WTC voiced concern with significant zoning changes being made within a town causing conflict between the towns. The CEO noted the whole idea of the current legislation was for that very issue, to eliminate community fights.

The Directors agreed to amend legislation to allow WTC to be added for purposes of Weymouth and to see how Abington and Rockland wanted to weigh in on the issue.

Mr. Wall noted that WTC also asked for reaffirmation that the 10% up-front revenue distribution was in addition to the excess revenue that would be shared once the project was built out to the degree that would generate a surplus; and for a review of the language defining excess revenue; and for a description of the calculation used to determine that 450,000 commercial square feet of development would cover the Parkway Claw-Back Provision. The CEO noted the calculation was based on the ability of commercial development to fund a revenue stream sufficient to supplement the Parkway Agreement.

Mr. Wall asked for discussions to continue with staff on other issues and amendments requested

by WTC; and for the Board to allow more deliberation before taking a vote on SSTTDC's proposed legislation. The Board agreed.

#### Status of Starwood

Mr. Ward noted that Peter Forman, S. S. Chamber of Commerce, wrote an op-ed piece in the Ledger in support of the Starwood Legislation; and he suggested that SSTTDC write a response to the paper.

Mr. Ward also noted that SSTTDC and LNR/Starwood met on February 25<sup>th</sup> to find common ground and work out a combined approach to project changes. On March 10<sup>th</sup> the Board of Directors received and approved suggestions that addressed changes within the Legislation. The proposal was sent to Starwood, but they never responded back to the Board.

Mr. Ward stated that Starwood knew up front what they were getting when they acquired LNR. Many promises were made by Lennar, LNR and now Starwood to the Towns of Weymouth, Abington & Rockland but there has only been a trail of broken promises, no union jobs, no commercial development, no repairs to water leaks on their property, unpaid water bills, vague and ambiguous language in their proposed legislation regarding the guarantee of the infrastructure bond. They don't like the Reuse Plan or current Legislation, and they want to make changes without the approval of the Towns. Mr. Ward questioned LNR/Starwood's marketing practices for commercial development; and requested the Board of Directors schedule an Executive Session as soon as possible to review legal options concerning LNR/Starwood as the Master Developer Partner. The CEO will poll the Board for a date.

#### Financials

##### Reserve Fund Transfer for Turtle Monitoring

The Treasurer/Collector informed the Board that the request of \$12,000 would cover the remaining FY14 portion of the contract, and that the scope of work crossed over into FY15. Mr. Wall noted that turtle monitoring was required on an annual basis by the Natural Heritage Endangered Species Program.

##### Board Measure 14-007 Turtle Monitoring

**VOTED: Motion of John Ward, seconded by Chris Aiello, that the Board of Directors authorizes the transfer of the sum of \$12,000 from the Reserve Fund (Program 132 Balance = \$23,962) to line item 11754475.531106 for the purpose of funding the FY14 portion of the 2014 calendar year contract for AECOM whose scope of work is Eastern Box Turtle Long Term Monitoring. The total amount of this contract for the remainder of FY2014 is \$34,751.22.**

**Unanimous vote**

##### Reserve Fund Transfer FY13 Unpaid Bill

The Board was informed there were one-time charges due Tyler Technologies for MUNIS software accounting programs; after negotiated credits were applied the outstanding bill totaled \$6,341.00.

##### Board Measure 14-008 FY13 unpaid bill

**VOTED: Motion of Jeffrey Wall, seconded by Gerard Eramo, that the Board of Directors**

**authorizes the transfer of the sum of \$6,341.00 from the Reserve Fund (Program 132 Balance = \$11,961) to line item 11336730.578107 for the purpose of paying the following FY2013 unpaid bill: MUNIS Payroll Library \$1,200 (5/20/13), MUNIS updated services \$2,141 (3/1/13), and MUNIS CAMA Bridge for Tax Bills \$3,000 (11/2/10); and that the Accountant with the assent of the Chief Executive Officer is authorized to pay such bills in such amounts as they deem appropriate but not to exceed the total amount stated above**  
**Unanimous vote**

Mr. Wall requested another meeting be set up with Starwood to resolve unpaid water bills. The CEO noted that a letter was received from LNR/Starwood's property manager contesting one of the water bills. In return, they received a certified letter of denial from SSTTDC. LNR/Starwood now has to option to file an appeal with the Board of Directors. Mr. Donovan suggested the Board allow the process to play out. Staff has determined without question that the meter is under the control of LNR/Starwood, and that they have to right to come forward to the Board and present evidence to the contrary. The CEO stated for the record that the issue is crystal clear; the bill is due from LNR/Starwood. The Board agreed to invite LNR/Starwood to their next meeting. There was an outburst from a SouthField resident in attendance because the Chairman did not take the opportunity to allow a debate with Mr. Barry, LNR/Starwood, during the meeting.

**VOTED: Motion of Jeffrey Wall, seconded by Chris Aiello to invite Mr. Barry, LNR/Starwood to the next Board of Directors meeting**  
**4-1 vote Connolly opposed**

Minutes

**VOTED: Motion of John Ward, seconded by Gerard Eramo, to accept the minutes of the Board of Directors meeting held on March 10, 2014**  
**Unanimous vote**

**VOTED: Motion of Gerard Eramo, seconded by Chris Aiello, to adjourn the meeting**  
**Unanimous vote**

The meeting ended 9:25am

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Mary Cordeiro, Recording Secretary

Joseph Connolly, Chairman of the Board