

Board of Directors Meeting
Applicable Subdivision Board
Conservation Commission
Monday, February 11, 2013 @ 9:00am
SSTTDC Town Hall Conference Room

Directors Present: Joseph Connolly, Vice Chairman
James W. Lavin, Clerk
Jeff Wall
John Ward

Directors Unable to Attend: Gerard Eramo, Chairman

Also Attending: Kevin R. Donovan, Chief Executive Officer
James A. Wilson, Chief Financial Officer
Jim Young, Project Manager
Scott Bois, Treasurer/Collector
Keith Nastasia, Public Works Superintendent

The Vice Chairman called the meeting to order at 9:05am

Mr. Nastasia informed the Board that the snow plows worked around the clock to keep up with the blizzard. The CEO noted he entered into an agreement with the Mayor of Weymouth to pay for two firefighters to augment any responses to SouthField during the storm. Weymouth Fire responded to three calls on Friday night. The Directors appreciated the frequent updates on SouthField conditions throughout the storm.

Applicable Subdivision Board

Mr. Young informed the Board that LNR submitted an ANR Plan of Land application to finalize the boundaries of Parcel R1, located on the corner of Memorial Grove Ave and Parkview St., as per the Phase 1A Definitive Subdivision Plan. To prepare the land for sale, lot lines were adjusted to accommodate the future right of way extensions for Snowbird Ave to the east and Trotter Road to the south. The Project manager stated the proposed lot fronted on a public way, and the dimensions complied with the frontage requirements of the Zoning and Land Use By-Laws for NAS South Weymouth. He identified the site on the Master Plan and recommended the Board approve the plan as is. Board Measure 13-001

VOTED: Motion of James Lavin, seconded by John Ward, that approval under the Subdivision Control Law is not required for the parcel boundary adjustments as shown on the ANR Plan of Land dated January 18, 2013

Unanimous vote

Conservation Commission

Mr. Young noted LNR requested a Partial Certificate of Compliance for the work associated with Temporary Activity #2 in the Order of Conditions issued on October 15, 2012 consisting of the relocation of 4,300 cubic feet of French Stream 100-year

floodplain from Parcel R7F to Parcel R5B. The Conservation Agent and Mr. Young inspected the project area, and certified that portion of the work as satisfactorily completed. Mr. Young stated the Partial Certificate of Compliance required LNR to conduct final stabilization (seeding) in the Temporary Activity #2 work areas in spring 2013 and that temporary stabilization was applied to both work areas for the winter.
Board Measure 13-002

VOTED: Motion of John Ward, seconded by Jeff Wall, to issue a Partial Certificate of Compliance to LNR South Shore, LLC for ‘Temporary Activity #2’; as identified in Exhibit J of the Amended Order of Conditions dated October 15, 2012, any continuing conditions shall be as noted in the Partial Certificate of Compliance prepared by the Corporation’s conservation agent.

Unanimous vote

Financial

The Chief Financial Officer noted the areas of the FY14 Budget that would be reviewed in detail, including the State Claw Back Provision, Water and Sewer Enterprise Fund, Stabilization Account, Risk Analysis and proposed new Fire Safety Ordinance.

The Board was informed that the CFO would first present and discuss the Budget with the Advisory Board.

Mr. Wilson stated the claw back reimbursement made up 23% of the Budget, and that there was no new construction going on at this time. The Corporation would be able to sustain the revenue shortfall in FY14, but due to the claw back, it would not be sustainable in FY15.

A \$490K transfer from Free Cash into the Stabilization Account was needed to pay FY14 Special Assessment.

A Risk Analysis on Phase 1 Development was included in the Budget as recommended by the Auditors. It compared current development goals as stated in the Reuse Plan to available resources and included conclusions and pathways forward.

The addition to the Fire Safety Ordinance resulted from multiple responses by the Weymouth Fire Department to a large number of false alarms at the apartment complex. The proposed ordinance would provide a means to recover some of the Corporation’s costs associated with repeated false alarms, and would encourage land owners to maintain their systems. A complete breakout of Public Safety responses to SouthField was also included in the Budget.

Host Community Agreements

The Board was informed that the CEO and the Town of Rockland had formulated Host Community Service Agreements for Police patrols and Fire emergency services in areas of SouthField within the Town of Rockland for Fiscal Year 2013. Mr. Connolly was informed that Rockland Police had already established a presence on the Parkway to deter trespassers and vandalism. There would be a single cruiser traversing the Rockland portion of the parkway once per eight hour shift, to ensure the peaceful use of the area.
Board Measure 13-003

VOTED: Motion of James Lavin, seconded by Jeff Wall, to approve the Rockland Police Services Agreement for Fiscal Year 2013 as presented by the CEO on February 11, 2013

Unanimous vote

The Rockland Fire Services Contract would already be in place to respond to any emergency issues on or off the Rockland portion of the Parkway when the roadway opens up for vehicular traffic in spring.

Board Measure 13-004

VOTED: Motion of John Ward, seconded by James Lavin, to approve the Rockland Fire Services Agreement for Fiscal Year 2013 as presented by the CEO on February 11, 2013

Unanimous vote

The Board was informed that the CEO had just received a counter proposal on the School Agreement from Weymouth School Committee's legal counsel. As this matter was still in negotiations, Mr. Donovan stated he would review the proposal in detail and would provide an assessment to the Directors in the immediate future.

Information Flyer

The Board was informed that the informational flyer was sent directly to all postal customers (residents and business) in the Three Host Communities, addressing many questions from Local Officials, and Weymouth and SouthField residents.

Consideration of a Commercial Consultant

The CEO noted that the master developer (LNR) was responsible to develop the commercial space as per the Reuse Plan to complete the Phase 1 Development Program; and that LNR was in a 90 day due diligence period to be sold to Greenwich, CT based Starwood Property.

Mr. Donovan voiced his increasing concern over the lack of commercial development, and lack of revenue from commercial ventures that should be applied to the claw back provision on the State Parkway Bond. The intent of the Parkway construction was to spur commercial development. Discussion ensued on the Corporation's effort to support the re-development of the NAS, and the option of hiring a real estate professional with close working relations with the State Executive Office of Business Development and the commercial market. Mr. Wall voiced concern that LNR would halt the project during its due diligence period, while the Corporation was about to spend \$40K to enhance their obligation. Mr. Connolly stated the Board was trying to protect the Corporation's asset, and not lose the construction season. Mr. Ward stated the mission of the Corporation was to redevelop the Base for the benefit of the three Towns and region, the key being to return revenue to the Host Communities; but without the commercial piece this won't happen.

Mr. Ryan, LNR, acknowledged the Corporation's frustrations, had favorable comments on hiring a commercial consultant, and indicated LNR would work together with the Board.

Mr. Ryan and Mr. Hickey stated they had limited knowledge on the sale but saw no reason for Starwood to proceed at a pace different from the SouthField business plan. LNR's broker was aggressively marketing the property every day, and determined that

build-to-suit opportunities by a specialty user were the best prospects because there were many existing vacant office buildings offering low rent to tenants. Starwood was a premiere real estate company buying the entire LNR portfolio; the SouthField asset was an easy transfer because the project was a small portion of the LNR portfolio and it had a ton of equity and no debt.

Further discussion ensued on the importance of growing the development for the SouthField residents and for the Corporation's financial obligations.

Mr. Lavin suggested the first task for the consultant should be to provide information on Starwood as soon as possible. The Board agreed that if a viable commercial entity was brought forward, the Corporation would be in a position to recoup a broker's fee from LNR. The CEO recommended entering into a contract to run to June 30, 2013.

Mr. Wilson noted the Board Measure also included a re-appropriation to cover costs associated with the Veteran's Day Program held on Nov. 10, 2012.

Board Measure 13-010

VOTED: Motion of Jeff Wall, seconded by James Lavin, that the Board of Directors authorizes the re-appropriation of \$50,432.56 from line item 02320705 (FY12 Fire Training on NAS) to the following line items: \$10,000 to 11211415.642206 (management consultants) and \$40,432.56 to 11514415.530224 (Real Estate Professional Services)

Unanimous 4-0 vote

VOTED: Motion of John Ward, seconded by Jeff Wall, to approve the minutes of the Board of Directors meeting held on December 10, 2012

Unanimous 4-0 vote

VOTED: Motion of James Lavin, seconded by John Ward, to adjourn the meeting

Unanimous 4-0 vote

The meeting ended 10:00am

Mary Cordeiro, Recording Secretary

Joseph Connolly, Vice Chairman