



**SOUTH SHORE TRI-TOWN  
DEVELOPMENT CORPORATION**  
*Overseeing development of the former South Weymouth  
Naval Air Station into SouthField*

**BASE NOTES**                      **MAY 2008**

**Regulatory Framework / Governing Structure**

A Public Hearing is scheduled for May 27 at 7 p.m. to consider adoption of Health regulations, an Affordable and Workforce Housing Plan, and revisions to SSTTDC's Administrative Rules and Regulations. Public comments accepted through May 30. Draft documents available at [www.ssttdc.com](http://www.ssttdc.com) home page.

**Base Development**

- SSTTDC agreed on the Term Sheet on the sale / transfer by the Navy of the remaining acreage of the site to SSTTDC. Selling price: \$43 million. \$32 million earmarked for contamination cleanup; \$11 million to be paid to the Navy at specific conveyance milestones. The Navy's Economic Development Conveyance (EDC) Term Sheet forms the basis for the EDC Purchase Agreement.
- On April 11, SSTTDC received a Certificate on its Notice of Project Change (NPC) from MEPA based on a Memorandum of Agreement between SSTTDC and Weymouth related to interim water supply and wastewater service to be provided by Weymouth for Phase IB development. The NPC and Certificate are posted on the SSTTDC website.
- On April 24, Gov. Patrick toured SouthField and proclaimed it a 'growth district.' In January, he announced a \$42.5 million loan via MassDevelopment to finance the East-West Parkway, a key development component. This is the first time the state will leverage projected new revenue from a project to help pay for the asset.
- At its May 12 meeting, SSTTDC's Board approved a membrane bio-reactor (MBR) manufacturer to provide filtering systems for SouthField's water reclamation facility. Their proven technology will clean site wastewater/stormwater for most non-drinking uses and forms the basis for plant design which is underway.
- LNR's Marketing Center opened May 17, an office for prospective developers and for prospective commercial and residential owners and tenants. (First new vertical construction on site since 1997.)

**Transportation**

East-West Parkway – SSTTDC issued a RFQ for design-build teams to submit qualifications for the parkway construction project. Packages are due May 29.

**Board of Directors**

- Dr. John Rogers resigned from the Board to assume an elected post (also a volunteer position) on Rockland's Housing Authority. Rogers served on SSTTDC's Board for nearly a decade including two terms as Chairman.

- John Ward was elected Clerk, the post held by John Rogers.
- Bob Terravecchia completed two years on the Board and attended his final Board meeting on March 24. The Board thanked him for sharing his legal and financial expertise.
- Past Advisory Board member David Chandler was selected by Mayor Kay to replace Bob Terravecchia as one of Weymouth's two Board members.
- Executive Director Terry Fancher announced at the April 28 Board meeting his intention to step down on June 30. He cited SSTTDC's transformation from a development entity to a regulatory / municipal mode, and the need for someone with a different combination of experience and skill sets. A search committee has been formed, comprised of three Board members (one representing each town).

## **Navy Environmental Cleanup**

Next Restoration Advisory Board (RAB) meeting – Thurs., June 12, 2008

### **Overview:**

- 
- Overall land use is concentrated on approximately 28% of the Base; 72% is open space.
  - Approximately 549 acres were transferred In 2003 under a No-Cost EDC – (FOST 1 & 2).  
EDC = approximately 324 acres (transferred to LNR in 2006); PBC = app. 225 acres
  - 34 acres of LNR's 324 were subdivided for Phase 1A (vertical) Development.
    - 24 acres - for development of Phase 1A Residential Units
      - 6 residential parcels - sizes 1.7 – 5.4 acres each
      - up to a total of 500 units
    - 10 acres - for Phase 1A Commercial Development
      - 2 commercial parcels - 5 acres each
      - up to a total of 150,000 s/f of office space
  - Approximately 835 acres remain to be transferred from the Navy.
    - EDC = approximately 679 acres
    - PBC = approximately 156 acres

(Economic Development Conveyance - EDC)

(Finding of Suitability to Transfer – FOST)

(LNR Property Corporation – LNR)

(Public Benefit Conveyance – PBC)

### **Contact Information:**

Regulatory Framework / Governing Structure - [www.ssttdc.com](http://www.ssttdc.com) (781) 682-2187

SouthField Project – [www.southfield.com](http://www.southfield.com) (866) 976-3435

Navy Environmental Cleanup – <http://nas-southweymouth.navy-env.com> (617) 753-4656

### **SOUTH SHORE TRI-TOWN DEVELOPMENT CORPORATION**

#### **SSTTDC Board of Directors**

James W. Lavin, *Chairman (Abington)*

Colin M. McPherson, *Vice Chairman / Treasurer (Weymouth)*

John R. Ward, *Clerk(Rockland)*

David Chandler, *Weymouth*

Vacant *(Rockland)*

#### **SSTTDC STAFF**

Terry Fancher, *Executive Director*

Mary Cordeiro, *Office Admin.*

Patricia Petrillo, *Controller*

Rick Packard, *Facilities Admin.*

Jim Young, *Project Manager*

Steve Ivas, *Environmental Consultant/  
Conservation Agent*

Stan Hurwitz, *Community Outreach/  
Public Relations*

Jeff Vradenburg, *Project Monitor*