

Board of Directors Meeting
June 30, 2008 @ 7:00pm
Board Room, Corporation Office

Directors Present: James W. Lavin, Chairman
Colin McPherson
John Ward
David Chandler

Also Present: Terry Fancher, Executive Director
James Young, Project Manager
Patricia Petrillo, Controller
Beth Mitchell, Mary Ryan & Brent McDonald, Legal Counsel
Eric Kfoury, Greg D'Agostino & Ned Corcoran, Consultants

The Chairman called the meeting to order at 7:05pm.

Public Hearing

Mr. Fancher read the public notice into the record:

In accordance with Section 13(d) of the Enabling Legislation for the South Shore Tri-Town Development Corporation, a PUBLIC HEARING will be held at the Corporation's Office, 223 Shea Memorial Drive, located at the former Naval Air Station, South Weymouth, on Monday, June 30, 2008 @ 7:00pm. The Corporation shall consider the adoption of General Municipal Codes and revisions to the Affordable and Workforce Housing Regulation. Public Comments will be accepted from June 13-26, 2008. Copies of the draft documents are available for viewing at the corporation's office. The draft documents will also be posted at www.ssttdc.com – James W. Lavin, Chairman, SSTDC, June 12, 2008

08-040 General Municipal Codes and revisions to Affordable & Workforce Regulations

Mr Young reviewed the comments received to date and the revisions to the Affordable and Workforce Housing Regulations, noting an updated Housing Plan was recently adopted and that some changes were required in the Regulations.

Mr. Young reviewed the General Municipal Codes and the comments received to date. The Directors had questions on the stormwater ordinances related to sump pumps and underground discharge to catch basins. A lengthy discussion ensued on section 4.9 prohibiting exotic animal displays.

Mr. McPherson made a motion to strike the section. It was noted that Abington & Rockland did not have such a regulation, but Weymouth did.

Ms. Mitchell noted that there were also prohibitions related to outdoor commercial recreation in the Zoning and Land Use By-Laws. Mr. McDonald noted that LNR expressed a preference to keep the General Codes in line with the Town of Weymouth's.

VOTED: Motion of Colin McPherson, seconded by David Chandler, to delete Section 4.9 Displaying Non-Domesticated Animals for Entertainment.

1-3 vote Lavin, Ward and Chandler opposed

Mr. Young continued his review of the General Municipal Codes. Mr. McDonald noted that portions of section 8.2, Operations of Motor Vehicles, were already covered by State Law and had been deleted. The Board offered suggestions on reasonable fines for specific parking violations.

The Board asked Ms. Mitchell to research the ability to tie renewal of (future) business licenses to tax obligations in the General Codes.

There were no Public Comments.

VOTED: Motion of David Chandler, seconded by Colin McPherson, to close the Public Hearing.

Unanimous vote

The Public Hearing ended at 8:02pm.

VOTED: Motion of David Chandler, seconded by Colin McPherson, to adopt the General Municipal Codes and the Affordable and Workforce Housing Regulation as presented to the Board of Directors on June 30, 2008. Both documents shall have an effective date of June 30, 2008.

Unanimous vote

Minutes

VOTED: Motion of Colin McPherson, seconded by John Ward, to approve the minutes of May 27, 2008 as written.

Unanimous vote

VOTED: Motion of John Ward, seconded by Colin McPherson, to approve the open session minutes of June 5, 2008 as written.

Unanimous vote

VOTED: Motion of Colin McPherson, seconded by John Ward, to approve and release the executive session minutes of June 5, 2008.

Unanimous vote

The Chairman noted this was the last meeting with Weymouth Director, Colin McPherson and on behalf of the Board; he presented Mr. McPherson with a gavel plaque and thanked him for his valuable insight and tremendous help on all financial issues. The Board agreed that Mr. McPherson was an invaluable asset to their decision making process. Mr. McPherson thanked the Board.

The Board then presented a mantel clock to the departing Executive Director, Terry Fancher, thanking him for his dedication and guidance on so many issues on behalf of the Corporation and the project. Mr. Fancher also thanked the Board.

Adopt Corporation Resolution for deposit accounts

VOTED: Motion of Colin McPherson, seconded by David Chandler to adopt the Corporate Resolution: *I, John Ward, certify that I am the duly elected and qualified clerk and keeper of the records of the Corporation that the following is a true and complete copy of a Resolution duly adopted at a meeting of the Board of Directors of said Corporation held on June 30, 2008 in accordance with law and the by-laws of said Corporation and that my delivery of this Resolution to Financial Institution certifies to Financial Institution that such Resolution is still in full force and effect.*

"IT IS RESOLVED, that the following described officers, employees or agents of Corporation, whose names and signatures appear below, are authorized, for and on behalf of the Corporation, to open and maintain a depository account or accounts of the Corporation with Financial Institution, subject to the terms and conditions specified in the applicable Account Agreements(s), to endorse and deposit with said Financial Institution negotiable instruments or other orders for the payment of money, which endorsements may be made in writing or by stamp and without the designation of the person endorsing, and to open and have access to a safe deposit box or safe deposit boxes, subject to the terms and conditions specified in the applicable lease(s).

BE IT FURTHER RESOLVED, that James W. Lavin, Chairman, John R. Ward, Clerk, David Chandler, Director, Eric Kfoury, and Patricia M. Petrillo, Controller may sign checks or other orders for the payment of money, withdrawing funds from Corporation account(s) with Financial Institution. Any of the undersigned officers, employee or agent may sign without the other(s) unless specifically

designated otherwise.

Notwithstanding any modification or termination of the power of any officer, employee or agent or other person to represent the Corporation, this Resolution shall remain in full force and bind the Corporation and its legal representatives, heirs, and the Corporation's successors or assigns until written notice to the contrary signed by, or on behalf of, the Corporation shall have been properly received by the Financial Institution, and that receipt of such notice shall not affect any action taken by the Financial Institution prior to receipt of such notice in reliance of this Resolution."

I further certify that the foregoing are titles, names and genuine signatures of the present officers, employees and agents of the corporation authorized by the above Resolution.

Unanimous vote

08-044 MUNIS Implementation Proposal

Discussion ensued on authorization for the second phase of implementing the MUNIS accounting system including posting historical data, FY08 revenues and expenditures, into the system. Discussion ensued on utilizing in-house staff to enter the FY08 data with oversight from the Abraham's Group.

VOTED: Motion of Colin McPherson, seconded by David Chandler, to appropriate \$10,800 from Developer Operations Payments and authorize the Executive Director to retain the financial accounting and systems services (Phase 2) of Mark D. Abrahams, President of the Abrahams Group, to assist SSTTDC in posting FY2008 revenues and expenditures into the MUNIS system, starting with July 2007 and loading the FY09 budget into the MUNIS system - in an amount not to exceed \$10,800 (120 hours).

08-045 Plymouth County Health Group Purchase Agreement

Mrs. Petrillo noted Board signatures were overlooked back in 1999 on an Agreement to purchase health and dental insurance from Plymouth County Health Group. The Corporation was recently notified that the Plymouth County Commissioners relinquished control of the Plymouth County Health Group operated under the provisions of M.G.L. c32 s11, to a separate group of municipal member units organized under M.G.L. c32 s12.

VOTED: Motion of Colin McPherson, seconded by John Ward, to authorize the Executive Director or the Chairman to execute the Plymouth County Health Group Agreement for Joint Negotiation and Purchase of Medical, Health, Dental and Life Coverage's on behalf of the South Shore Tri-Town Development Corporation.

Unanimous vote

08-046 Mark Abrahams Additional Services

Authorization from the Board was needed to contract services to update the Corporation's Financial Policy of April 2007 to reflect the amended Enabling Act. Discussion ensued on the funding mechanism for this service.

VOTED: Motion of Colin McPherson, seconded by David Chandler, to re-appropriate \$20,000 from the Reserve Fund for municipal plan preparation; and to authorize Mark D. Abrahams to complete the SSTTDC Financial Policy dated April 1, 2007, with oversight by James A. Wilson, Town of Weymouth Chief Financial Officer.

Unanimous vote

Executive Director's Update

Mr. Fancher noted his resignation would allow the Corporation to evolve into the future and it was his fervent hope to continue to work on the project outside the bounds of SSTTDC. He expected to be able

to work on behalf of the Corporation in an organization with a keen interest in South Shore Economics. Mr. Fancher praised and thanked his staff and the Board of Directors.

Mr. Kfoury noted a pre-commitment he had in July and asked the Board to consider asking Mr. Fancher to stay on through the month of July for some transition issues that require closure. The Chairman noted Mr. Fancher had agreed to extend one month.

Mr. Kfoury updated the Board on the State's review of the Enabling Legislation. Discussion ensued on amendments presented by DOR, Bond Counsel and Senator Hedlund.

Discussion ensued on the Town of Weymouth's concern of additional traffic burden generated by a CVS store to be located on the corner of Rte. 18 and Trotter Rd. and the status of a traffic study performed by consultants for the CVS project. It was noted that Trotter Rd. was a private roadway and Rte. 18 was a state highway. Mr. Corcoran stated permission for access to a CVS store from Rte. 18 was a fundamental issue to be addressed directly with MassHighway.

Mr. Kfoury continued with an update on the movie studio interest in SouthField and in Tax Increment Financing (TIF). Discussion ensued on TIF potentials and net new jobs generated within the Shea Village Commercial District.

Mr. Kfoury noted that EDC closing documents were still pending due to transition issues and provided the Board with a list of remaining tasks and timelines.

Base Development

The Board was informed that all expenses related to the wastewater system were most likely eligible for Water Pollution Abatement Trust funds.

Mr. Corcoran updated the Board on his meeting with the Federal Highway (FHA) and Transit Administrations (FTA) to discuss SSTDTC's ability to manage the construction of the E/W Parkway, the bridge over the MBTA Rail Line, and FTA's requirements for the ongoing preparation of an Environmental Assessment (EA). Mr. Kfoury indicated the EA was a time critical task.

Mr. Corcoran reviewed the 7 contractor responses to the RFQ and the progress of the Selection Committee to recommend the 3 or 4 most qualified contractors. The RFP would be issued in Fall 08.

The Board was updated on negotiations with MBTA to find compromise on their environmental concerns related to the soil at the future parking facility location (USCG Buoy Depot). Further discussion ensued on environmental insurance, cost of the whole Transportation Infrastructure Improvement Project, State and Federal funds committed to the project, and potential over runs.

Directors Time

Mr. McPherson bid a fond farewell to the Board.

Mr. Chandler noted the newly appointed Weymouth Director, Mr. Jeff Wall, would visit the office on Wednesday.

Next Meeting

Meetings already posted for July were cancelled due to quorum issues and rescheduled for July 21, 2008.

VOTED: Motion of Colin McPherson, seconded by John Ward, to enter into Executive Session for the purpose of Development Negotiations and Financial Strategies.

McPherson, aye, Ward, aye, Chandler, aye, Lavin, aye

Open Session ended 9:50pm.

Executive Session ended 10:40pm

VOTED: Motion of Colin McPherson, seconded by David Chandler to adjourn the meeting.

Unanimous vote

The meeting ended 10:40pm.

Mary Cordeiro, Recording Secretary

James W. Lavin, Chairman