



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

**BASE NOTES**                      **AUGUST 2008**

**Base Development**

- Economic Development Conveyance (EDC) – A Term Sheet has been signed by the Navy and SSTTDC related to disposition of the base land not yet transferred.
- The amended and restated DDA (Disposition & Development Agreement), dated March 24, 2008, was executed by LNR and SSTTDC, and is posted on the website [www.ssttdc.com/library/DDA](http://www.ssttdc.com/library/DDA) documents.
- Waste water treatment plant – Now under design.
- Phase 1A horizontal construction – Near completion as utilities have been installed to service the residential and commercial parcels of Phase 1A. Contractors are addressing punch list items.
- East-West Parkway – SSTTDC received qualification packages from 7 design/build teams. Following a month-long evaluation, a short list has been selected for who will receive RFP's in the Fall.
- First Occupancy Permit -- History was made on April 3 when SSTTDC issued its first occupancy permit for new construction, LNR's SouthField Marketing / Welcome Center adjacent to the SSTTDC offices. (For office hours, visit [www.southfield.com](http://www.southfield.com)).
- First Site Plan Application filed for a vertical developer on the site, by Criterion Development Partners (CDP).

**Municipality Organization**

A bill sponsored by State Rep. Ronald Mariano addressing changes to SSTTDC's enabling legislation, unanimously approved on April 3 by the Legislature's Joint Committee on Community Development and Small Business and by the House of Representatives on June 11, and was passed by the Senate on July 31. The legislation extends the life of SSTTDC long enough to repay bonds, allows an updated formula for calculating SouthField residential and commercial real estate tax rates, and other organizational matters.

**Regulatory Framework / Governing Structure**

In June, the SSTTDC Board adopted the Health and Administrative Rules & Regulations. General Municipal Codes and the revised Affordable & Workforce Housing Regulations. Altogether the Municipal Regulations guide the governance of SouthField. Documents are available via [www.ssttdc.com](http://www.ssttdc.com).

**Board of Directors / SSTTDC Organization**

Colin McPherson of Weymouth resigned from the Board effective July 1, 2008, citing family and work demands. Mayor Kay appointed Weymouth firefighter Jeffrey Wall to fill the vacancy.

Executive Director Terry Fancher announced at the April 28 Board meeting his intention to step down on June 30 after 3+ years on the job. Mr. Fancher cited SSTTDC's transformation from a development entity to a regulatory / municipal mode, and recognized the need for someone with a different combination of experience and skill sets. The Board's search committee expects to complete its Executive Director selection process in the Fall. During the interim, attorney and government affairs consultant Eric Kfoury, principal of Gateway Strategies, has been asked to provide additional management services to SSTTDC.

## Navy Environmental Cleanup

Next Restoration Advisory Board (RAB) meeting – September 11

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### Overview:

- Overall land use is concentrated on approximately 28% of the Base, leaving 72% as 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 = approximately 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)

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### Contact Information:

Municipal Affairs / Regulatory Framework / Governing Structure - [www.ssttdc.com](http://www.ssttdc.com) (781) 682-2187  
SouthField Project / Developers – [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)*  
John R. Ward , *Clerk (Rockland)*  
David W. Chandler *(Weymouth)*  
Jeffrey D. Wall *(Weymouth)*  
Vacant *(Rockland)*

#### SSTTDC STAFF

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, *Construction Mgmt. Consultant*