

Board of Directors Meeting & Public Hearing
December 14, 2009 @ 6:30pm
Conference Room, Corporation Office

Directors Present: Jeffrey Wall, Chairman
James W. Lavin
John Ward
Joseph Connolly

Directors Unable to attend: Gerard Eramo

Also Present: Kevin R. Donovan, Chief Executive Officer
Patricia Petrillo, Controller
James A. Wilson, Weymouth Chief Financial Officer
Bill Ryan, Kevin Chase, Robin Daniels, Ed Hershfield, LNR

The Chairman called the meeting to order at 6:35pm.

Mr. Wilson, CFO from Town of Weymouth provided the Board with a FY09 and FY10 financial recap and noted the FY09 Budget of \$2.5M and the FY08 deficit of \$374K (solely related to bond costs) formed the baseline for the FY09 Recap Sheet. As a tax entity, the Corporation was required to have reserves for disputes regarding values with exemptions and abatements at 10% of levy. The Corporation demonstrated actual revenues for FY09 just over \$2M. If the Board went to maximum tax levy (based upon values certified by DOR), the rate would be \$25 per \$1,000. Mr. Wilson noted excess capacity on the Recap Sheet and recommended taxes lower than maximum levy. The \$374,000 deficit would be raised in FY10 as part of the operating budget. Mr. Wilson recommended an FY10 tax rate of \$20 per \$1,000 for residential, commercial, industrial and personal property taxes, and noted a possible decrease in FY10 values.

Mr. Ryan acknowledged that LNR would be paying \$2M in taxes and voiced caution that the FY10 tax rate be marketable and competitive.

Discussion ensued on the impact of the tax rate on the marketability of the project, and the need for \$1.2M in FY10 revenues raised by taxation and miscellaneous non-recurring operations revenue to get to a balanced budget. The CEO noted the Corporation and LNR were working out a compromise to address revenues and control costs. The Board noted that land sales, land conveyance and parkway construction would stabilize land values going forward.

CLASSIFICATION HEARING

The Chairman called the Public Hearing to order at 7:02pm and read the public notification into the record. The notice was published in the Dec. 7, 2009 edition of the Patriot Ledger:
South Shore Tri-Town Development Corporation Public Hearing on Use Classification of Property for Tax Purposes. Pursuant to the provisions of MGL Chapter 40, Section 56, the Board of Directors of the South Shore Tri-Town Development Corporation will hold its annual public hearing on the classification of property for tax purposes. The Corporation shall first determine the percentages of the local tax levy to be borne by each class of real property and personal property for fiscal year 2009. During the hearing, the Assessors shall provide all information relevant to making such determination and the fiscal effect of the available alternatives. Based on information provided, the Board of Directors shall adopt a residential factor to be used by the Board of Assessors to determine the percentages of the Fiscal Year

2009 local tax levy to be borne by each class of real and personal property.

Said hearing will be held on Monday, December 14, 2009 @ 6:30 pm at the Corporation Office, 223 Shea Memorial Drive, South Weymouth, A Kevin R. Donovan, CEO

Mr. Donovan noted the Board of Assessors (James Judge, Joseph Shea and Mr. Donovan) recommended a Classification of one unified rate for FY09. There was no objection from the sole taxpayer.

The Chairman asked for comments from the public, hearing none the board voted to close the Hearing.

VOTED: Motion of Joseph Connolly, seconded by James Lavin, to close the Public Hearing

Unanimous 4-0 vote

The Public Hearing ended at 7:07pm

VOTED: Motion of Joseph Connolly, seconded by James Lavin, to accept the Board of Assessor's recommended classification of property, to apply a commercial factor of ONE, to authorize the Assessors to execute the LA-4, LA-10 and LA-5, and to submit the Recap Sheet to the Department of Revenue for Final Certification.

Unanimous 4-0 vote

CEO Update

Mr. Donovan reviewed the FY10 Budget trimmed down to a total of \$848,000, and noted ongoing discussions with LNR on operational payments. Final Certification of baseline values from DOR was still pending.

Mr. Donovan reported on Bond Status, noting a conference call with ANF and Bond Counsel to work through legal and technical aspects of the process.

The Board reviewed meetings for calendar year 2010 and chose to cancel the meeting on Dec. 28th. If legal documents were ready for execution before the January 11th meeting then a special meeting would be called.

Mr. Ryan noted that LNR and the Corporation would continue the bi-weekly meetings to work out technical issues with land transfer, parkway, bonds and land sales.

VOTED: Motion of John Ward, seconded by James Lavin, to enter into Executive Session for the purpose of discussion of Land Transfer, Development Negotiations and Financial Strategies, to reconvene after Executive Session

Lavin, aye, Ward, aye, Connolly, aye, Wall, aye

Open Session ended 7:25pm

Executive Session ended 7:53pm

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

Unanimous 4-0 vote

The meeting ended 7:53pm

Mary Cordeiro, Recording Secretary

Jeffrey Wall, Chairman