

A Generational Opportunity for Weymouth

April 22, 2014

Cumulative List of Issues Identified by the Weymouth Town Council and Reference to Resolution of Each in the New Act:

1. Definition of Major Zoning Revision expanded – Section 4(s)
2. Definition of Senior Housing – Section 4(II)
3. Senior Housing Minimum Maintained – Section 4(II)
4. SSTTDC Board Voting Requirements and Quorum – Section 9(d)
5. Residency Requirement for Town Appointees – Section 9(f)
6. Ability to Add Senior Units – Section 14(b)(1)
7. Recreational Amenities – Section 14(b)(4)
8. Initiation of Major Zoning Changes – Section 14(c)
9. Amendments to Petitions for Major Zoning Changes – Section 14(c)
10. Existing Permits – Section 14(k)

Changes to 11-7 Draft (continued)



11. Changes to Development and Disposition Agreement – Section 15
12. SSTTDC Retains Liability for Tax Abatements – Section 18(g)
13. Taxing and Assessing Transition – Section 19(a)
14. Proposition 2 ½ and Tri-Town Buffer – Section 19(a)
15. Land and Improvements Considered “New Growth” FY’15 – Section 19(a)
16. Exclusion of Trash Collection from Municipal Services – Section 19(b)
17. Municipality Acceptance of Public Ways – Section 19(c)
18. Reversion of Services and Tax Revenue if Parkway Agreement does not occur –Section 19(e)
19. 2010A Infrastructure Assessment Bond – Section 20(g) (deleted)

Changes to 11-7 Draft (continued)



- 20. Calculation of Eligible Housing Units – Section 32
- 21. Phase II Parkway Funding Timing – Section 34
- 22. SSTTDC Name Change – Section 3
- 23. Extension of Taxing and Services Transition from 7/1/14 to 1/1/15 – Section 19

This is no longer a “Starwood” proposal; this is a collaborative work product with the Town of Weymouth

Memorandum of Agreement (MOA) between Weymouth and the Developer

1. Dedicated Commercial Zone in Weymouth within the existing Commercial Zone including the allocation and reservation of capital investment in water and wastewater
2. Recreational Amenities listed verbatim from Reuse Plan
3. Developer timeline for water and wastewater
4. Developer progress updates to Weymouth Town Council
5. School site as described in Section 5.5 of the DDA to be located in Weymouth
6. Civic site for Police and Fire to be located in Weymouth

Legislation Review Timeline



March 27, 2013	LNR introduces Starwood Capital Group (“Starwood”) to SSTTDC Board of Directors
April 2013	Starwood acquires LNR
May 13, 2013	Report prepared by the Office of the State Auditor raises significant concerns regarding the management of South Shore Tri-Town Development Corporation (“SSTTDC”) and SSTTDC’s ability to finance permanent water and wastewater solutions.
May 29, 2013	<p>The Commonwealth of Massachusetts Executive Office for Administration and Finance (“A&F”) requests that SSTTDC provide New Projections and an updated Development Plan for SouthField. The letter establishes a deadline for SSTTDC to respond of August 27, 2013. Secretary Shor concludes his letter:</p> <p style="padding-left: 40px;">“We will not consider any additional investment in the project until we have completed a full evaluation of your responses to the above.”</p> <p>To our knowledge, SSTTDC did not respond to Secretary Shor’s letter and did not forward to LNR or Towns.</p>
October 7, 2013	Starwood presents concepts for Tri-Town reform to SSTTDC Board of Directors.
October 8, 2013	Starwood presents concepts for Tri-Town reform to Weymouth Town Council.
October 10, 2013	Starwood presents concepts for Tri-Town reform to business community at SSCOC Expo 2013.
October 21, 2013	Starwood presents concepts for Tri-Town reform to Rockland Board of Selectmen.
October 28, 2013	Starwood presents concepts for Tri-Town reform to Abington Board of Selectmen.
October 28, 2013	Starwood publishes Weymouth Financial Impact Analysis prepared with assistance from Weymouth CFO, Assessor’s Office and School Department.
November 7, 2013	Starwood publishes Draft Revised Enabling Legislation.
November 12, 2013	Presentation of Draft Revised Enabling Legislation to the Weymouth Town Council.
December 10, 2013	Weymouth Departments (including School Department) issue memoranda to the Mayor including costs and concerns with the revised enabling legislation.
December 10, 2013	Three Town Forum at Rockland High School (Abington, Rockland and Weymouth).
December 13, 2013	SSTTDC issues a letter with thirteen (13) solutions claiming that all solutions only require a “written agreement of the parties”.
December 16, 2013	Presentation to Weymouth Town Council of factual errors in SSTTDC December 10 presentation and discussion of changes to legislation as requested by Weymouth Town Council.
December 17, 2013	SSTTDC issues a letter entitled “Notice of Event of Default” to LNR alleging default under the obligations of the Disposition and Development Agreement (“DDA”).

Legislation Review Timeline



December 19, 2013	Starwood provides a response to SSTTDC letter of default stating that the SSTTDC allegation of “anticipatory default” is “utterly illogical and verges on the frivolous”. SSTTDC has not responded or taken steps to advance its claim.
January 6, 2014	Citizen presentations to Weymouth Town Council regarding revised legislation.
January 17, 2014	Starwood issues a letter to explain the bonding capacity in Section 20 of enabling legislation.
January 23, 2014	Mayor and select members of Town Council meet with Finance Department to discuss revised enabling legislation and expenses for municipal services to SouthField.
January 27, 2014	Mayor and select members of Town Council meet with Fire Department to discuss revised enabling legislation and expenses for fire services to SouthField.
January 27, 2014	Mayor and select members of Town Council meet with Police Department to discuss revised enabling legislation and expenses for police services to SouthField.
January 27, 2014	Presentation and discussion of changes to legislation as requested by Weymouth Town Council.
February 1, 2014	Starwood publishes responses to sixty-two (62) questions from Weymouth Town Council. These responses were updated on February 6, 2014.
February 3, 2014	Mayor and select members of Town Council meet with Department of Public Works (“DPW”) to discuss revised enabling legislation and expenses for DPW municipal services to SouthField.
February 3, 2014	Mayor’s presentation to Weymouth Town Council of Department expenses. Starwood presentation and discussion of changes to legislation as requested by Weymouth Town Council.
February 10, 2014	SSTTDC presentation to Weymouth Town Council regarding legislation. SSTTDC CFO states that “SSTTDC has known since 2009 that they (SSTTDC) cannot finance permanent wastewater solutions.”
February 12, 2014	Mayor and select members of Town Council meet with Planning Department to discuss revised enabling legislation and expenses for municipal services to SouthField.
February 13, 2014	Presentation of factual errors in SSTTDC February 10 presentation, identify revisions to SSTTDC presentation between public meeting and official copy provided to the Town on Weymouth, and discussion of changes to legislation as requested by Weymouth Town Council.
February 18, 2014	Mayor retains outside legal counsel, Burns and Levinson.
February 18, 2014	Mayor’s presentation of Department expenses to Weymouth Town Council.
February 25, 2014	Mayor’s Public Forum on Revised Enabling Legislation at Abigail Adams School.

Legislation Review Timeline



March 4, 2014	A&F Undersecretary Scott Jordan notifies SSTTDC that they have not responded to A&F's May 29, 2013 letter, requests payment of SSTTDC's FY '11 obligations under the Parkway Financing Agreement and establishes April 4, 2014 as the deadline for SSTTDC to respond to the May letter or A&F will require SSTTDC to redeem or defease the Parkway Bond. If A&F requires SSTTDC to redeem or defease the Parkway Bond, SSTTDC will have to make a payment of approximately \$29 million within one year. SSTTDC will be bankrupt.
March 6, 2014	Starwood publishes updated Draft Revised Enabling Legislation including fourteen specific changes as requested by the Weymouth Town Council.
March 7, 2014	Mayor, several Department heads, Burns and Levinson, Starwood and Starwood's legal counsel meet to discuss revised enabling legislation.
March 10, 2014	SSTTDC issues recommended changes to enabling legislation and states for the first time that changes to the enabling legislation are required for SouthField to succeed. SSTTDC solutions require additional funding from the Commonwealth which Secretary Shor stated in writing in May 2013 will not happen.
March 10, 2014	Presentation and discussion of changes to legislation as requested by Weymouth Town Council.
March 12, 2014	Starwood publishes draft Memorandum of Agreement ("MOA") with terms and conditions as requested by the Weymouth Town Council.
March 17, 2014	South Shore Chamber of Commerce advocates for filing legislation including the major solutions as proposed in draft revised enabling legislation. Presentation and discussion of changes to legislation as requested by Weymouth Town Council.
March 20, 2014	Mayor and select members of Town Council meet with Burns and Levinson to discuss revised enabling legislation.
March 24, 2014	Presentation and discussion of changes to legislation as requested by Weymouth Town Council.
April 4, 2014	Publish updated final draft revised enabling legislation including all changes as requested by the Weymouth Town Council and updated MOA. Revisions include substantial changes as requested by the Weymouth Town Council and more than twenty specific revisions.
April 7, 2014	Weymouth Town Council review of Final Draft of Revised Legislation.
April 14, 2014	Weymouth Town Council review of Final Draft of Revised Legislation.
April 22, 2014	Weymouth Town Council review of Final Draft of Revised Legislation.

Infrastructure Investment Uses:

Description	Cost
Permanent Water Supply	\$10 M
Permanent Wastewater Capacity	\$35 M
Phase 2 Parkway and East-Side Improvements	\$40 M
Abatement and Demolition of Existing Buildings and Runways	\$30 M
On-Site Roadways and Utilities (go forward costs)	\$50 M
Offsite Improvements	\$26 M
Navy Land Payments (balance to pay)	\$23 M
Total	\$214 M

Infrastructure Investment Sources:

Description	Cost
Starwood	\$174 M
SSTTDC	\$0
Town of Abington	\$0
Town of Rockland	\$0
Town of Weymouth	\$0
Commonwealth of Massachusetts	\$40 M
Total	\$214 M

Development Plan:

- Our Plans for the 24-36 months after the legislation passes:
 - Design, permit and construct permanent water supply
 - Design, permit and construct permanent wastewater capacity
 - Design, permit and construct Parkway Phase 2 and East Side Improvements
 - Continue work with commercial broker on all commercial development opportunities
 - Sell land at Transit Village for home builder to construct +/- 200 condominiums
 - Sell land at Winterwoods for home builder to construct +/- 108 single family homes and townhouses
 - Sell land at Highlands for home builder to construct +/-25 single family homes
 - Assist Rogerson Communities with construction and occupancy of Fairing Way 55+ independent living facility
 - Select recreational partner and design, permit and construct recreation facility
 - Design, permit and construct offsite traffic improvements
 - Design, permit and construct certain PBC elements
 - Identify retail and restaurant prospects for the Village Center
 - **Report to the Weymouth Town Council quarterly on the status of development**

Host Community Fees



- 1000 Housing Units/55,342 sq. ft. commercial

	PAID TO DATE	REMAINING	TOTAL
WEYMOUTH	\$5,010,420	\$1,318,574	\$6,328,994
ROCKLAND	\$2,487,562	\$ 694,567	\$3,182,129
ABINGTON	<u>\$ 744,831</u>	<u>\$ 217,741</u>	<u>\$ 962,572</u>
	\$8,242,813	\$2,230,882	\$10,473,695

- 2855 Housing Units/900,000 sq. ft. commercial

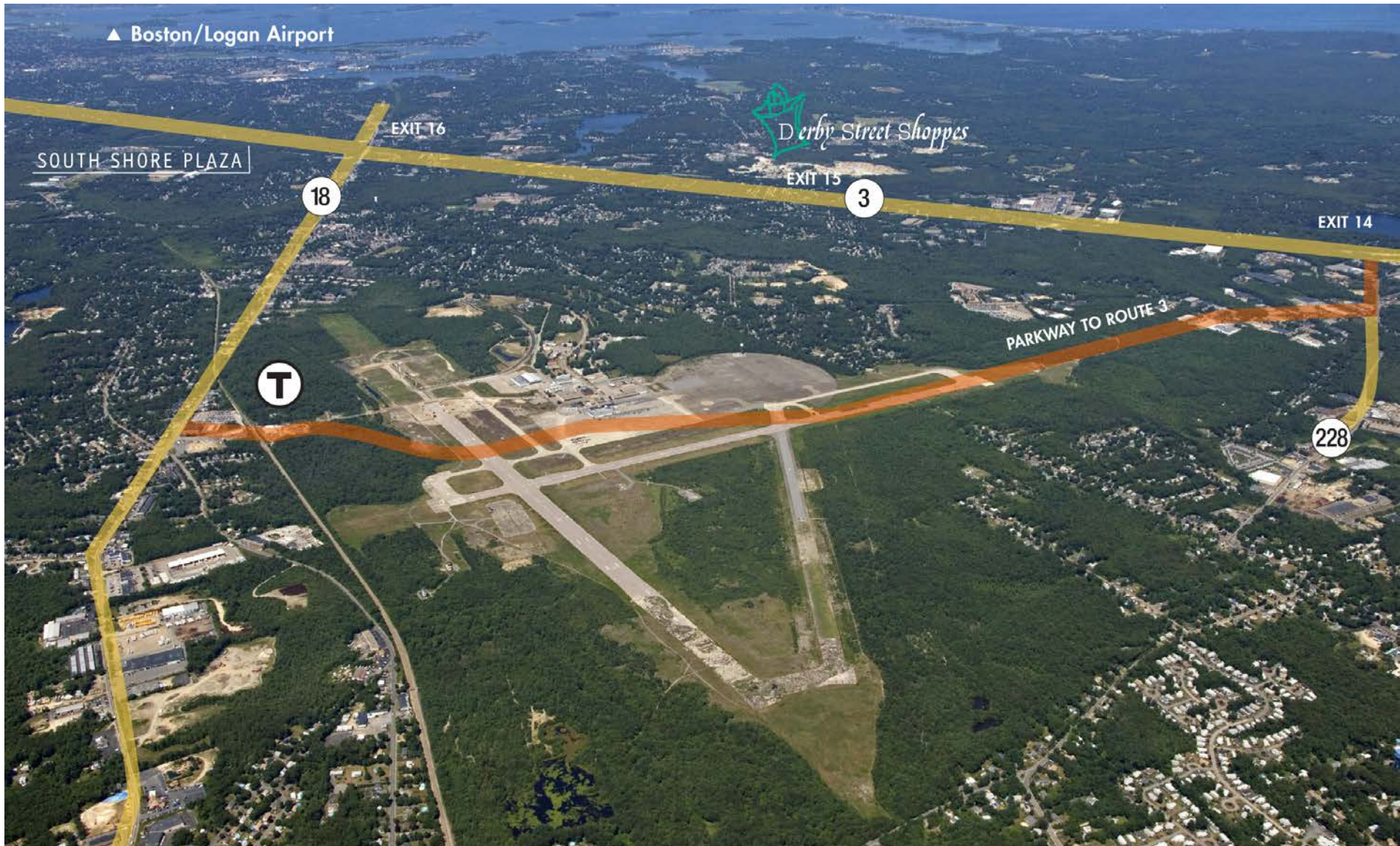
	PAID TO DATE	REMAINING	TOTAL
WEYMOUTH	\$5,010,420	\$8,708,660	\$13,719,080
ROCKLAND	\$2,487,562	\$4,587,338	\$7,074,900
ABINGTON	<u>\$ 744,831</u>	<u>\$1,438,094</u>	<u>\$2,182,925</u>
	\$8,242,813	\$14,734,092	\$22,976,905

Host Community Fees



- 2855 Housing Units/2 million sq. ft. commercial

	PAID TO DATE	REMAINING	TOTAL
WEYMOUTH	\$5,010,420	\$9,629,580	\$14,640,000
ROCKLAND	\$2,487,562	\$5,072,438	\$7,560,000
ABINGTON	<u>\$ 744,831</u>	<u>\$1,590,169</u>	<u>\$2,335,000</u>
	\$8,242,813	\$16,292,187	\$24,535,000



A Generational Opportunity for Weymouth

April 22, 2014

Weymouth Financial Benefit Analysis



March 31, 2014														
Town of Weymouth Expenses After Revised Enabling Legislation														
		FY14	FY15	% Increase	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Town Council			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mayor	Insurance		\$ 10,000		\$ 20,000	\$ 30,000	\$ 40,000	\$ 50,000	\$ 60,000	\$ 70,000	\$ 80,000	\$ 90,000	\$ 100,000	\$ 110,000
	Salary (COS)		\$ -		\$ -	\$ 90,000	\$ 91,800	\$ 93,636	\$ 95,509	\$ 97,419	\$ 99,367	\$ 101,355	\$ 103,382	\$ 105,449
Reserve Fund		\$ 500,000	\$ 10,000	2.0%	\$ 20,000	\$ 30,000	\$ 40,000	\$ 50,000	\$ 60,000	\$ 70,000	\$ 80,000	\$ 90,000	\$ 100,000	\$ 110,000
Municipal Finance	salary	\$ 1,725,248	\$ 50,000		\$ 51,000	\$ 52,020	\$ 53,060	\$ 54,122	\$ 55,204	\$ 106,308	\$ 108,434	\$ 110,603	\$ 112,815	\$ 115,071
	Assessing expense		\$ 40,000	5.2%	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 20,000	\$ 20,000	\$ 25,000	\$ 25,000	\$ 30,000	\$ 30,000
Town Solicitor	salary (increase hrs)	\$ 317,905	\$ 10,000		\$ 10,200	\$ 10,404	\$ 10,612	\$ 10,824	\$ 11,041	\$ 11,262	\$ 11,487	\$ 11,717	\$ 11,951	\$ 12,190
	legal counsel		\$ 50,000	18.9%	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Information Services	MUNIS module		\$ 30,000		\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
Town Clerk	salary (increase hrs)		\$ -		\$ -	\$ -	\$ 15,000	\$ 15,300	\$ 15,606	\$ 15,918	\$ 16,236	\$ 16,561	\$ 16,892	\$ 17,230
	expenses		\$ -		\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -
Planning	expenses	\$ 511,469	\$ 8,000	1.6%	\$ 12,000	\$ 18,000	\$ 24,000	\$ 30,000	\$ 35,000	\$ 41,000	\$ 47,000	\$ 53,000	\$ 58,000	\$ 59,000
Town Bldg Maint			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Admin Svcs			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HR			\$ -		\$ -	\$ -	\$ -	\$ 50,000	\$ 51,000	\$ 52,020	\$ 53,060	\$ 54,122	\$ 55,204	\$ 56,308
Police	Salary	\$ 10,100,747	\$ 131,000	2.0%	\$ 133,000	\$ 203,000	\$ 282,000	\$ 358,000	\$ 483,000	\$ 569,000	\$ 661,000	\$ 678,000	\$ 774,000	\$ 799,000
	OT		\$ 16,000		\$ 16,000	\$ 25,000	\$ 34,000	\$ 43,000	\$ 53,000	\$ 63,000	\$ 73,000	\$ 84,000	\$ 95,000	\$ 106,000
	expenses		\$ 17,500		\$ 2,400	\$ 11,150	\$ 12,550	\$ 14,050	\$ 7,800	\$ 17,350	\$ 18,750	\$ 11,200	\$ 21,050	\$ 13,500
	Equipment		\$ 35,000			\$ 35,500		\$ 36,000		\$ 36,500		\$ 37,000		\$ 37,500
Fire	Salary	\$ 7,388,300	\$ -			\$ 180,000	\$ 184,000	\$ 364,000	\$ 372,000	\$ 552,000	\$ 564,000	\$ 744,000	\$ 759,000	\$ 775,000
	OT		\$ 400,000		\$ 408,000	\$ 416,160	\$ 424,483	\$ 432,973	\$ 441,632	\$ 450,465	\$ 459,474	\$ 468,664	\$ 478,037	\$ 487,598
	Equipment		\$ 90,000	6.6%	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000
Licensing	salary	\$ 608,782	\$ 350,000	57.5%	\$ 357,000	\$ 364,140	\$ 371,423	\$ 378,851	\$ 386,428	\$ 394,157	\$ 402,040	\$ 410,081	\$ 418,282	\$ 426,648
DPW	salary	\$ 4,382,145	\$ 191,000	11.1%	\$ 250,000	\$ 309,000	\$ 508,000	\$ 571,000	\$ 588,000	\$ 606,000	\$ 624,000	\$ 643,000	\$ 662,000	\$ 682,000
	expenses		\$ 23,500		\$ 27,400	\$ 27,800	\$ 31,800	\$ 35,800	\$ 38,300	\$ 38,300	\$ 39,400	\$ 40,500	\$ 41,600	\$ 42,900
	Equipment		\$ 274,000		\$ 189,000	\$ 10,000	\$ 39,000	\$ 65,000	\$ 130,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 170,000
Health	salary	\$ 469,443	\$ 9,500	2.2%	\$ 13,250	\$ 21,500	\$ 31,000	\$ 40,500	\$ 50,000	\$ 63,500	\$ 75,000	\$ 92,000	\$ 112,500	\$ 132,000
	expenses		\$ 1,000		\$ 1,200	\$ 1,450	\$ 1,850	\$ 2,600	\$ 3,350	\$ 4,500	\$ 5,300	\$ 6,300	\$ 7,100	\$ 7,800
Library	salary		\$ -		\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 20,000	\$ 20,000	\$ 20,000
	expenses		\$ -		\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 4,000	\$ 4,000	\$ 4,000
Veterans	Benefits (\$11.47/res)	\$ 565,318	\$ 8,752	1.5%	\$ 13,707	\$ 19,958	\$ 25,349	\$ 31,233	\$ 36,050	\$ 40,868	\$ 45,685	\$ 50,502	\$ 54,127	\$ 54,127
Parks and Rec	salary (increase hrs)		\$ -		\$ -	\$ -	\$ -	\$ 6,000	\$ 6,120	\$ 6,242	\$ 6,367	\$ 6,495	\$ 6,624	\$ 6,757
Elder Svcs			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Civil Defense			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Disabilities			\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Youth and Family	salary (increase hrs)	\$ 91,865	\$ 5,000	5.4%	\$ 5,100	\$ 5,202	\$ 5,306	\$ 5,412	\$ 5,520	\$ 5,631	\$ 5,743	\$ 5,858	\$ 5,975	\$ 6,095
Debt														
Pensions and Benefits	\$22k per person	\$ 31,050,300	\$ 414,136	1.3%	\$ 560,802	\$ 836,017	\$ 1,159,960	\$ 1,460,053	\$ 1,707,233	\$ 2,002,500	\$ 2,248,146	\$ 2,532,888	\$ 2,739,976	\$ 2,815,251
State Assessment		\$ 2,648,714	\$ 10,000	0.4%	\$ 20,000	\$ 30,000	\$ 40,000	\$ 50,000	\$ 60,000	\$ 70,000	\$ 80,000	\$ 90,000	\$ 100,000	\$ 110,000
School		\$ 58,375,587	\$ 500,453	0.9%	\$ 916,005	\$ 1,466,722	\$ 2,179,865	\$ 2,960,177	\$ 3,710,775	\$ 4,401,668	\$ 5,147,152	\$ 5,949,626	\$ 6,566,586	\$ 6,670,838
Total projected expenses		\$ 92,074,601	\$ 2,684,841	2.9%	\$ 3,185,063	\$ 4,352,022	\$ 5,764,058	\$ 7,379,531	\$ 8,658,568	\$ 9,971,608	\$ 11,141,643	\$ 12,570,471	\$ 13,598,102	\$ 14,107,263
Total Non-recurring One Time cost, Equipment or Capital			\$ 525,000		\$ 377,800	\$ 207,950	\$ 242,350	\$ 273,850	\$ 340,100	\$ 229,650	\$ 237,150	\$ 230,700	\$ 246,650	\$ 400,400
Added positions town			12		13	18	23	26	27	31	32	34	35	3
Added positions school			7		12	20	30	40	51	60	70	81	90	9
Total			19		25	38	53	66	78	91	102	115	125	12

Weymouth Financial Benefit Analysis



PROJECTED CASH FLOW

	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Total Revenue	\$1,547,237	\$2,387,580	\$3,683,780	\$5,153,792	\$6,804,496	\$8,915,650	\$11,104,813	\$13,352,241	\$15,791,095	\$18,279,352	\$19,895,115
Total Expenses	\$2,684,841	\$3,185,063	\$4,352,022	\$5,764,058	\$7,379,531	\$8,658,568	\$9,971,608	\$11,141,643	\$12,570,471	\$13,598,102	\$14,107,263
Cash Flow to Weymouth	(\$1,137,604)	(\$797,483)	(\$668,242)	(\$610,265)	(\$575,035)	\$257,082	\$1,133,206	\$2,210,598	\$3,220,625	\$4,681,250	\$5,787,852
Host Community Fees	\$497,167	\$713,327	\$990,732	\$1,086,631	\$858,292	\$1,034,817	\$1,286,322	\$1,286,322	\$850,395	\$104,650	\$0
Cash Flow and Host Community Fees	(\$640,437)	(\$84,156)	\$322,489	\$476,366	\$283,257	\$1,291,899	\$2,419,528	\$3,496,921	\$4,071,020	\$4,785,900	\$5,787,852
Cumulative Cash Flow to Weymouth	(\$640,437)	(\$724,593)	(\$402,103)	\$74,263	\$357,519	\$1,649,418	\$4,068,946	\$7,565,867	\$11,636,887	\$16,422,786	\$22,210,639

Weymouth Financial Benefit Analysis



PROJECTED CASH FLOW

	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Total Revenue	\$1,547,237	\$2,387,580	\$3,683,780	\$5,153,792	\$6,804,496	\$8,915,650	\$11,104,813	\$13,352,241	\$15,791,095	\$18,279,352	\$19,895,115
Total Expenses	\$1,250,101	\$2,684,841	\$3,185,063	\$4,352,022	\$5,764,058	\$7,379,531	\$8,658,568	\$9,971,608	\$11,141,643	\$12,570,471	\$13,598,102
Cash Flow to Weymouth	\$297,136	(\$297,260)	\$498,717	\$801,770	\$1,040,438	\$1,536,119	\$2,446,245	\$3,380,633	\$4,649,452	\$5,708,881	\$6,297,013
Host Community Fees	\$497,167	\$713,327	\$990,732	\$1,086,631	\$858,292	\$1,034,817	\$1,286,322	\$1,286,322	\$850,395	\$104,650	\$0
Cash Flow and Host Community Fees	\$794,303	\$416,066	\$1,489,449	\$1,888,401	\$1,898,730	\$2,570,936	\$3,732,568	\$4,666,956	\$5,499,848	\$5,813,531	\$6,297,013
Cumulative Cash Flow to Weymouth	\$794,303	\$1,210,369	\$2,699,818	\$4,588,219	\$6,486,949	\$9,057,885	\$12,790,453	\$17,457,409	\$22,957,256	\$28,770,787	\$35,067,800