

South Shore Tri-Town Development Corporation

Presented by:

Jeffrey Wall

Weymouth Member

Weymouth
Development Corporation

2014 APR 14 PM 4: 29

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2014 april STC
meeting

Staff Recommendations
Changes to Chapter 303
of the Acts of 2008

- Intent
 - Keep the provision in existing legislation that holds Towns do not incur costs for providing services
 - Insures that Bond issue is paid in a timely manner
 - Towns receive funding commencing in FY2017
 - Relieves SSTDC from Parkway Claw-back until Master Developer begins commercial building

Legislative Changes

- First Recommendation amends portions of Section 9
- Membership of the Board of Directors
 - Intent
 - Expands Board to seven members
 - Expands Board to include a member of an organized labor board
 - Expands Board to include the Secretary of Administration and Finance or designee
 - No Director or employee of the Corporation may be an elected official of Abington, Rockland and/or Weymouth

Legislative Changes

- Second Recommendation amends portion of Section 12 of existing legislation
 - Adds an administrative position, Executive Secretary effective January 1, 2016
 - Eliminate Executive Director and Chief Financial Officer positions effective January 1, 2016
 - Removes strong staff for weaker staff
 - Reduces administrative Costs
 - Similar to GL c. 41 section 23A

Legislative Changes

- Third Recommendation amends portion of Section 14(b) of existing legislation
 - Changes the method of amending zoning bylaws, eliminates the need for Legislative Body approval and substitutes Administrative Approval from the Town in which the zoning change lies and the Board of Directors of the Corporation
 - Addresses complaint that process to amend zoning by-laws is too time consuming

Legislative Changes

- Fourth Recommendation amends portion of Section 19 of existing legislation
 - Requires an annual distribution to each of the three communities totaling, in the aggregate,
 - 10% of annual tax revenues
 - Tax revenues for FY2014 = \$2,733,181.95
 - Distributed in accord with the land ratios
 - commencing in FY2017

Legislative Changes

- Fifth Recommendation amends portion of Section 25(b) of existing legislation
 - SSTDC may borrow from MWPAT (for water and sewer projects)
 - Insures lower borrowing costs unlike Bond 2010A at 7+%
 - Requires compliance of the existing project labor agreement with the Quincy and South Shore Building Trades

Legislative Changes

- Sixth Recommendation amends portion of Section 34 of existing legislation
 - Parkway Agreement terms are amended
 - Obligation still exists
 - The deficiency payment stream, if any, commencing with the building of 450,000 square feet of commercial space and annually thereafter
 - Consistent with intents of three Towns who wanted to insure commercial development
 - Consistent with terms of Parkway Bond that based all projections on commercial development

Legislative Changes

- Seventh Recommendation
 - Implementation for Executive Secretary Position delayed
 - Changes immediately effective upon enactment
 - Except for the deletion of Executive and Financial Officer which is delayed until 1-1-2016
 - Meets Towns request for delayed implementation
 - Insures smooth transition for all concerned

Parkway Agreement with DOT

- FY12 Calculation (based upon FY11 construction)
 - \$756,978 certified deficiency
 - \$290,051 on reserve at AnF
 - \$466,927 Paid to Commonwealth
- FY13 Calculation (based upon FY12 construction)
 - FY12 State's bond payment = \$1,875,500
 - Certified FY12 "New State Revenue" = \$1,642,530
 - Deficiency = \$232,970 to be paid by SSTDC
 - Not due until 6-30-2014
 - Appeal in progress
- FY14 Deficiency (based upon FY13 construction)
 - FY13 State's bond payment = \$1,875,500
 - Certified FY13 "New State Revenue" = \$497,197
 - Deficiency = \$1,375,128 to be paid by SSTDC
 - LNR contribution: \$375,686.35 (not paid)
 - Appeal in progress

Parkway Bond Reserve Fund

- Reserve Fund Established
 - By agreement with Commonwealth
 - LNR has paid a \$1M letter of credit
 - SSTDC has paid \$290,092.52
 - LNR and SSTDC jointly sought refund based of the reserve based upon the agreement
 - » By letter dated December 27, 2012
 - » Commonwealth has made contingent upon the appeals of deficiencies
 - » No action has been taken to date