

Generational Opportunity for Weymouth

April 7, 2014

Changes to 11-7 Draft



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 – 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 Waste 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)
20. Calculation of Eligible Housing Units – Section 32
21. Phase II Parkway Funding Timing – Section 34

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 listing 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

Weymouth Financial Benefit Analysis



- Review of Town of Weymouth Expenses as published on March 31, 2014
- Incorporate Expenses in Financial Benefit Analysis for Proposed SouthField Reform
- Financial Benefit Analysis includes input from All Town of Weymouth Departments including School Department

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	\$ 74,000	\$ 85,000	\$ 87,000
	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	37
Added positions school			7		12	20	30	40	51	60	70	81	90	97
Total			19		25	38	53	66	78	91	102	115	125	134

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

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

Sources and Uses



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

Legislation Review Timeline



March 27, 2013	LNR introduces Starwood to SSTDC Board of Directors
April 2013	Starwood Capital Group ("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 ("SSTDC") and SSTDC'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 SSTDC provide New Projections and an updated Development Plan for SouthField. The letter establishes a deadline for SSTDC 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 SSTDC 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 SSTDC Board of Directors
October 8, 2013 WTC	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 WTC	Presentation of Draft Revised Enabling Legislation to the Weymouth Town Council
December 10, 2013	Weymouth Departments including School Department issue memorandums 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	SSTDC issues a letter with thirteen (13) solutions claiming that all solutions only require a "written agreement of the parties".
December 16, 2013 WTC	Presentation of factual errors in SSTDC December 10 presentation and discussion of changes to legislation as requested by Weymouth Town Council
December 17, 2013	SSTDC issues a letter "Notice of Event of Default" to LNR alleging default under the obligations of the Disposition and Development Agreement ("DDA")

Legislation Review Timeline

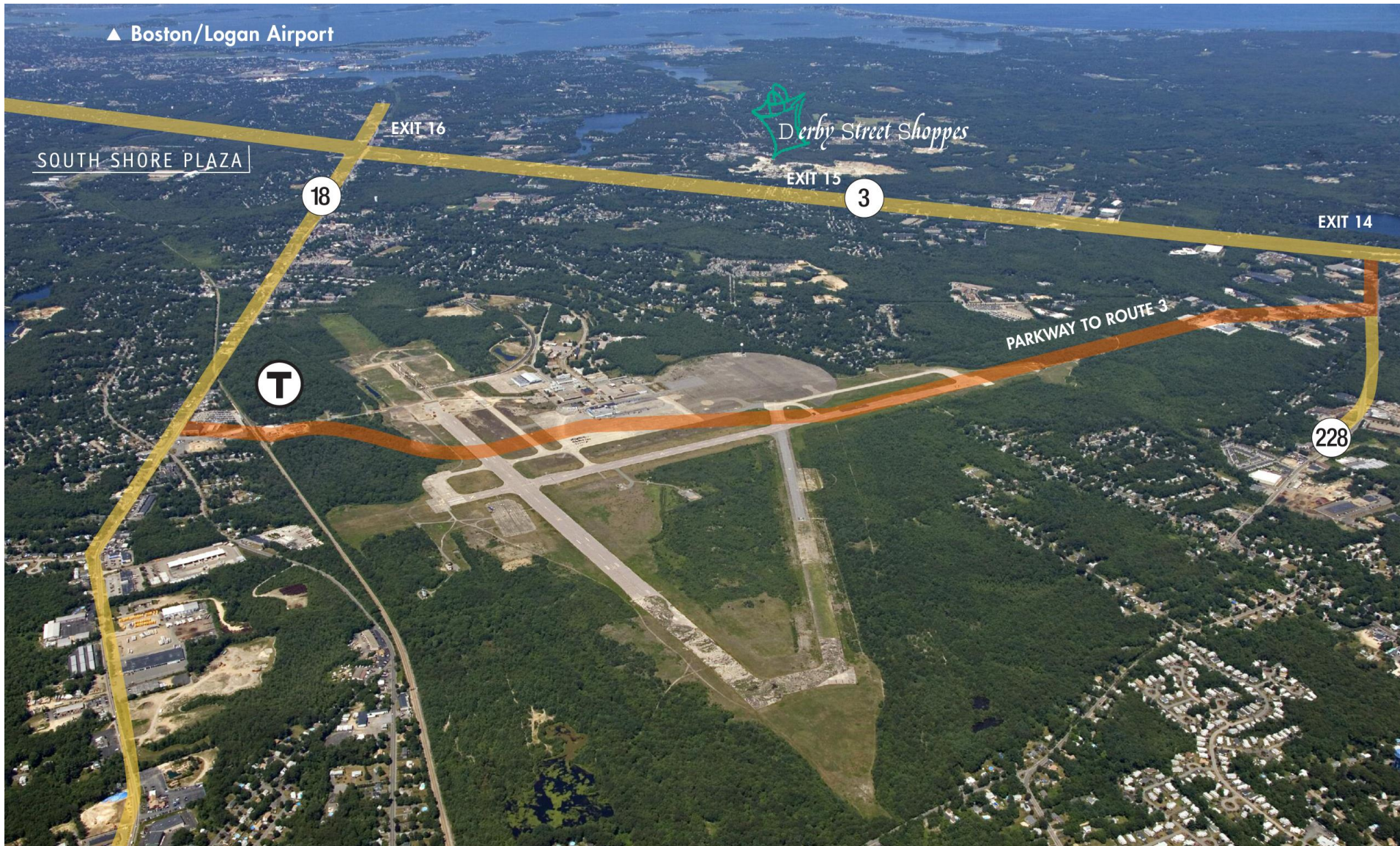


December 19, 2013	Starwood provides a response to SSTTDC letter of default stating that the SSTTDC allegation of “anticipatory default” is “utterly illogical and verges on the frivolous”. SSTTDC has not responded or taken steps to advance its claim.
January 6, 2014 WTC	Citizen presentations to Weymouth 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 WTC	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 WTC	Mayor’s presentation of Department expenses. Starwood presentation and discussion of changes to legislation as requested by Weymouth Town Council
February 10, 2014 WTC	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 WTC	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 WTC	Mayor’s presentation of Department expenses
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 Bond 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 WTC	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 WTC	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 outside legal counsel Burns and Levinson to discuss revised enabling legislation.
March 24, 2014 WTC	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 WTC	Weymouth Town Council review of Final Draft of Revised Legislation



Generational Opportunity for Weymouth

April 7, 2014

Transition Timeline



(Assumes effective date on or before July 1, 2014)

July 1, 2014: Towns begin (and in Weymouth's case, continue) to provide municipal services and bring properties onto their tax roles.

July 1, 2014: Municipal service agreements (other than water/wastewater) rescinded as of this date.

No later than September 2, 2014: Master Developer executes water/wastewater design contracts.

No later than September 1, 2014: Petition filed for Dedicated Commercial Zone

No later than September 1, 2014: SSTTDC Board dissolved and new board appointed.

No later than December 1, 2014: SSTTDC Board to revise all agreements to conform to legislation.

No later than January 1, 2015: Parkway Financing MOA revised and agreement executed for Phase II funding.

No later than May 1, 2015: Water/wastewater design complete