

Barons South Committee
March 12, 2014

Present:

Martha Hauhuth
Rev Ed Horne
Jo Fuchs Luscombe
John Thompson
Yvonne Senturia
Matt Mandell
Avi Kaner

Absent:

Steve Daniels
Ken Bernhard
Rob Haroun
Sharon Rosen

Meeting called to order at 9:55am by Avi Kaner.

Minutes approved for January 23rd, February 4 and February 26, 2014 by unanimous vote.

Avi reported that there were good suggestions resulting from the Executive Session with the Board of Finance. A conference call with attorneys and John Pincavage (chair of Finance Committee) was held to ensure that items important to the Board of Finance were included in the memorandum of understanding (MOU).

Town's attorneys have redlined the MOU and delivered to developers' attorneys yesterday (March 11) morning. Carolyn anticipates return of the MOU will take one week. MOU is detailed, which Brian Lema reports makes coming to a lease easier. Brian Lema also created a draft table of contents for the lease and development agreement for the construction phase.

Attempted to peg the PILOT payments to a more general concept and taking measures to protect both the town and the developer. To protect the town from inflationary pressures, the escalation in the developer's payments to the town likely to be pegged to some percentage increase in the average change in property tax, with a floor of 2.5%.

While the lease is for 98 years, typically 75 years from the beginning of the lease whoever is renting will come back and ask to extend the lease. The economics and rent are not influenced by whether rent or own the individual units. The town owns the improvements that the developer makes, and has the ability to control who operates the facility. The town has no liability on the debt of the mortgage.

Next steps:

MOU goes to the Board of Selectmen, on March 26 or April 9.

In parallel, the developer is working on draft text amendments for us.

Informational meeting for all, especially seniors, to see presentation from developer and give comments.

Selectman's office will send out press release.

Planning and Zoning meeting will be important. Strategy meeting before this presentation.

Land usage subcommittee presented their report, which had also been emailed to the committee members. The developer will be responsible for maintaining the other parcels of land until the town wants to use for something other than Open Space.

Next meeting: April 2nd 8:30 – 10:00am to discuss strategies for the informational meeting and Planning and Zoning.