

Devens Economic Analysis Team ("DEAT")

Minutes of September 17, 2010 Meeting

7:30am - 9:00am

Main Meeting Room, Old Library

Orville Dodson, Clerk

Members Present: Orville Dodson, Duncan Chapman, Steve Finnegan, Victor Normand, Paul Green.

Victor Normand called the meeting to order at 7:30am.

Victor ran through the agenda for the meeting.

The minutes of the prior two meetings (8/13 and 9/1) were reviewed. Victor Normand moved that the minutes for 8/13 be accepted, Steve seconded, and the members voted 5-0 to accept. Duncan ("Sandy") moved that the minutes for 9/1 be accepted, Steve seconded, and the members voted 5-0 to accept.

Victor reported that he had given a letter to the Board of Selectmen (BOS) asking them to contact MassDev for the DEAT to meet with MassDev to discuss how we communicate with MassDev. Victor will keep the members informed of when this meeting with MassDev will occur. Victor reported that the recent All-Boards meeting revealed that the BOS will be looking at the town's revenue and expenses structure out to five years ahead.

Paul expressed his interest in the Utilities "bucket" which prompted a discussion of Devens utilities. Victor said that Devens is the only unregulated electric utility in the state. Utilities fall into 3 categories: 1) Private (like National Grid), 2) Municipal Systems (like Groton), and 3) Devens. The Devens utilities overall (elec, water, sewage) are excellent and exceed what's needed, mostly due to the insistence of Bristol-Myers and Evergreen. Devens borrowed to pay for some of this new infrastructure. The utilities left by the Army were so so. Sewage dated to the 1940s. Victor suggested that Paul cover possible futures for Devens' utilities – keep, privatize, make a municipal system.

The members then discussed what our "buckets" (main topics) shall be. Sandy presented an outline of his placing the buckets into 3 tiers.

The members discussed briefly the topic of zoning. Some considerations to keep in mind about zoning changes are 1) Commercial to Residential changes could leave some utility capacities underutilized, 2) Comm to Res could also create stranded environmental costs for bringing soil etc. up to Res standards, costs the Army will not pay. Victor told us that the Army is responsible, going forward, for everything below ground (munitions, chemicals, etc.) and MassDev is responsible for above ground (lead paint on buildings, asbestos, etc.). He also recalled that ten years ago a Kennedy School study suggested 30,000 housing units at Devens to help reduce housing costs in the state. That in contrast to now where it's all about jobs and not as much about housing.

Victor returned the group to the topic of the DEAT's "buckets". Members liked and accepted Sandy's tier structure. It was decided that the "buckets" of Revenue, Municipal (running) Costs, Capital

Expenditures, and Utilities will be in Tier 1 and will be the first addressed by the DEAT. Members were assigned to these buckets as follows:

Municipal Costs: Sandy (lead) and Jean Russell.

Capital Expenditures: Steve (lead) and Orville.

Utilities: Paul.

Revenues: Unassigned.

Victor remarked that the Municipal Costs will be the hardest area. He thinks MassDev's data isn't going to be very useful. Paul suggested quantifying Devens' salient aspects and asking Harvard departments (DPW, Police, etc.) to estimate costs, likewise Ayer's departments. Victor suggested looking at towns similar to Devens.

Paul then talked about the uncertainties in all of our findings in the final report. All members agreed to treat Risk and Uncertainty as a factor to address in every "bucket" of the final report. Victor remarked that risk can be limited to the extent that the final level of development at Devens is constrained.

Paul made a motion to adjourn, this was seconded and the motion was unanimously accepted. The meeting adjourned at 9:10am.