

## **Devens Economic Analysis Team ("DEAT")**

**Minutes of August 17, 2011 Meeting**

**7:00 pm – 9:00pm**

**Old Library, Fireplace Room**

**Orville Dodson, Clerk**

Members Present: Victor Normand, Sandy Duncan, Paul Green, Steve Finnegan, Maureen Babcock, Orville Dodson

Victor Normand called the meeting to order at 7:00pm.

We first reviewed and approved the minutes of our prior two meetings (7/27/11 and 8/5/11). The minutes were reviewed and, for each, it was moved and seconded that they be approved and the vote was unanimous to approve

Next, Paul Green presented the additional information that he was able to get about the three housing projects (all in Leominster) which are closest to Trinity's plans for Vicksburg Square. These projects are Litchfield Terrace, Riverside Village, and Whitney Carriage Park. Paul made on-site visits to all three projects to inspect them and speak with the managers of each. Paul presented the information he had gathered and his impression of each project. All of this information will be summarized by him in a spreadsheet which he is preparing and so won't be presented in these minutes. Two general observations about all three projects were highlighted by Paul: All three projects were tidy and well maintained, and at all three projects there was a large number of children, mostly of school age.

Victor began a discussion of adult and child populations at Vicksburg Square and at the three projects Paul had covered. He remarked that part of the DEAT's charter is to study population effects of Vicksburg upon Harvard. Thusfar, Trinity has given no estimates for the adult population at Vicksburg under their proposed development plan (Trinity has provided an estimate of school-age children of about 150). Victor asked Paul to query Trinity on their adult and school-age child numbers at Vicksburg during our next meeting when a representative of Trinity will be present. Sandy did a quick back-of-the-envelope calculation averaging the adult and child numbers per unit at the three Leominster projects and then multiplying these times the number of units at Vicksburg and got numbers of approximately 720 adults and 290 children at Vicksburg. Sandy will refine these estimates prior to our next meeting by taking into account the mix of unit types (1, 2, 3-Bedroom) at Vicksburg and at the three Leominster projects.

Victor then began a run through of Trinity's most recent replies to our questions. Those replies exist as the PDF document "doc20110817DEATinitialAndFollowupQuestionsAndTrinityReplies.pdf" which will be posted on the DEAT's webpage (under "Committees/Boards") in the Town of Harvard's website. A brief discussion occurred at some of the replies as we went through them. The reply to 18.1 was noted as indicating Trinity's continuing estimate of a low disposable income level at Vicksburg (about \$4 million).

We then moved to a discussion of our next meeting at which a representative of Trinity will be present to speak to us and answer questions. That meeting will be on Wednesday August 24, 2011 in the Town Hall Meeting Room. Paul will do further study of population numbers at the Leominster projects as

will Sandy with his estimates of Vicksburg population numbers extrapolated from the Leominster projects. Paul was asked to study the Leominster project that went from 75% affordable at the time it opened to its current level of 97% affordable and see what factors caused this change and whether they apply at Vicksburg. Victor would like to ask Trinity how market-rate will actually operate at Vicksburg once the project has been completed. He and other members would like to know how Trinity would respond to calls by Ayer, Shirley, or Harvard that Trinity's plans for Vicksburg be changed. For example, making Vicksburg be 25% affordable to better match the Devens master Reuse Plan's requirements. Can Trinity entertain changes to their plan? Trinity is currently negotiating a Land Disposition Agreement with Mass Dev for the Vicksburg parcel. We would like to ask Trinity what they expect to have in this agreement when it has been concluded. Victor will develop and circulate a list of additional questions we might ask Trinity at our next meeting.

It was then moved and seconded that the meeting be adjourned. The vote was unanimous in favor and we did adjourn at 9pm.