

Devens Economic Analysis Team (“DEAT”)

Minutes of April 3, 2015 Meeting

8:00 AM

Hildreth House Dining Room

Paul Green, Secretary

Members Present: Victor Normand, Paul Green and Christopher Roy.

Members Absent: Steve Finnegan.

Guest: Noyan Kinayman.

Victor Normand, Chairman of DEAT, call the meeting to order at 8 am.

Old Business

Approval of Minutes

Paul passed out minutes of our meeting of February 27, 2015. The Committee unanimously approved them.

New Business

Noyan Kinayman came to our meeting to learn about the DEAT, and is considering applying to join our group or the Economic Development Committee. He said that he and his family recently moved to Harvard from Lexington, and picked Harvard in part because of the reputation of its schools.

Paul and Victor described the work of the DEAT. We focus on the economics of Devens. The EDC focuses on the current Harvard boundaries and especially on the commercial district on Ayer Road. We are trying to understand the economic issues of Devens so that future questions about Devens can focus on other areas.

Victor said that the mission of MassDevelopment (a State Agency) is to redevelop the base, create jobs, and attract industry and business. Paul added that one of their goals is to make Devens self-sustaining. Victor noted that only 5% of the land is zoned for residential use, and that is capped at 282 units. MassDevelopment is about to ask to raise the cap for senior housing at Shirley. Historically, Harvard has not had enough information to make an informed decision about Devens. We hope to help. MassDevelopment is about halfway done, both in terms of time and in terms of redevelopment. They do not want to give up authority at Devens until the redevelopment is done. Devens is a showcase for the state and a laboratory for new ideas on redevelopment.

Victor noted that MassDevelopment is building more housing, which will change the nature of the debate, and could pressure the parties to make decisions sooner. The Mass State Legislature will have the final say. Harvard doesn't want to get caught flat-footed.

Devens has a state-of-the-art infrastructure facility, which sets it apart from Harvard and the other neighboring towns. We are proposing that all of it become a municipal utility.

Victor said that he would create an outline for our report to discuss at our next meeting.

Victor asked Noyan to share his thoughts and assumptions, and said that it would be good to hear a new perspective on Devens. He said that he would speak to the BOS about appointing Noyan.

Select Future Meeting Dates and Locations

The next meeting date was set for Friday, April 24, 2015, at 8am on the second floor of the Hildreth House, as Town Hall will be closed by then for renovations.

Adjourn

The meeting adjourned at 9:00 am.