

**TOWN OF LAKEVILLE
SELECTMEN MEETING MINUTES
MAY 27, 2010
6:00 PM
LAKVILLE LIBRARY**

The Board of Selectmen held a Special Meeting on May 27, 2010 at the Lakeville Library. The Meeting was called to order by Chairman Yeatts at 6:15 PM. Selectmen present were Nancy Yeatts and Steve Olivier. Also present were Rita Garbitt, Town Administrator and Jennifer Jewell, Recording Secretary and Finance Committee members: Michael Petruzzo, Don Healy, Norman Orrall and Melissa Hopkins. Chairman Petruzzo called the Finance Committee Meeting to order at 6:15 PM.

SYSKO- Boston Presentation (to Selectmen and Finance Committee)

Fred Casinelli, President and Chief Operating Officer for Sysco Boston, Chuck Fraser, Senior VP of Operations for Sysco Boston and Lynn Tokarczyk of Business Development Strategies were present for the discussion. Mr. Casinelli gave an overview of Sysco's history. Sysco serves as a wholesale food distributor for restaurants, schools, hospitals and other commercial settings and recently began partnering with smaller restaurants to update their menu offerings in the interest of keeping them competitive with larger chain establishments. Chuck Fraser stated that the building is operational from 4:00 PM on Sunday through midnight on Friday. The proposed building will be approximately 650,000 square feet, and the estimated project cost is \$110 million. Sysco Boston currently employs 830 people and is expected to add 75 new positions in the new location with preference given to qualified Lakeville residents. It was noted that Sysco employees account for \$1.5 million in local spending. Mr. Fraser discussed the truck fleet and emissions standards that the company adheres to. There was a review of the current cost estimates for the hospital demolition and site cleanup. It was noted that the estimated clean-up costs have risen significantly in the past eight (8) years.

Lynn Tokarczyk, from Business Development Strategies, discussed the Tax Increment Financing Agreement (TIF). Lakeville was designated as an economic opportunity area and was able to participate in the TIF program. The criterion of the program was reviewed. By participating in the program, Sysco-Boston will receive a tax credit on their State income tax and tax incentives on the municipal level based on a sliding scale reduction on new taxes. The Town of Lakeville negotiated a sliding scale tax reduction based on a 13 year term. Sysco Boston would be responsible for local excise tax payments, but would receive a 13 year exemption from Personal Property tax. It was stated that if Sysco were to relocate in the future, they would still be responsible for all related property taxes until the property was sold and the TIF would remain with the taxable parcel of land until it expired.

Upon a motion made by Member Hopkins and seconded by Member Healy the Finance Committee

VOTED: To recommend approval of Article 2 for the Special Town Meeting to be held on June 7, 2010 and to recommend that the Board of Selectmen signs the Tax Increment Financing Agreement.
Unanimous in favor.

Upon a motion made by Selectman Olivier with Chairman Yeatts stepping down to second and stepping up to vote, it was:

VOTED: To sign the Tax Increment Financing Agreement between the Town of Lakeville and Sysco.
Unanimous vote.

The Meeting was relocated to the large meeting room so that Sysco could begin their presentation for the general public.

Mr. Casinelli and Mr. Fraser were introduced to the audience and provided a brief overview of Sysco's history. A preliminary sketch of the site showing a possible building location, vehicle parking and access was shown. The cost of the project as well as the impact on local spending and employment was discussed. It was noted that Sysco is currently located in a mostly residential area and would seek community involvement in planning the site in Lakeville. Costs associated with site clean-up were reviewed. Ms. Tokarczyk stated that the proposed project would be one of the largest in Southeastern Massachusetts and discussed the TIF agreement and criteria for the agreement. Selectman Yeatts discussed past budget issues and reviewed the Proposal Assumptions Sheet detailing the current amount of property taxes collected, as well as, the estimated taxes to be collected from SYSCO under the TIF.

Robert Marshall of Barstow Street questioned the impact to the Police and Fire Departments. Frank Alvilhiera, acting Police Chief, stated that Norton has felt only a minimal impact with occasional calls. David Goodfellow, Deputy Fire Chief, stated that while there would be impacts to the Fire Department, they would be normal for a building of that size. The Fire Department is aware of the additional chemicals to be used in SYSCO's operation. He noted that those chemicals are already in use in other areas of Town. SYSCO will also be sponsoring training exercises and will have an on-site emergency response team. Direct alarms would be connected to the Fire Department for timely responses. The type, amount and alternatives to the onsite chemicals were discussed. While there have been no evacuations at the Norton facility, there was a review of the emergency notification and response system that is in place. A question was voiced regarding a water pollution incident in California. Mr. Casinelli stated that he had no knowledge of the issue.

Richard LaCamera of Old Powderhouse Road questioned the valuations the TIF estimates were based on. Ms. Tokarczyk clarified the issue and stated that the State preferred the assumed valuations as presented. Mr. LaCamera also voiced concern regarding the Personal Property tax exemption. It was stated that the Personal Property tax exemption was allowable under the TIF statute. Selectman Olivier stated that the TIF agreement creates a competitive environment for business and that the Town will benefit from the permitting fees immediately. Mr. Casinelli stated that SYSCO must make sound financial decisions and that it is costly to move the facility from Norton to Lakeville. The TIF agreement helps to secure a better return on investment for the company. Debra Kenney, Treasurer/Tax Collector, stated that there will be no gain in taxes received on the property if there is no change to the site. Janet Black, member of the Board of Assessors, stated that if the property is acquired by the Town through tax-title, then the Town would be responsible for the site clean-up as mandated by the Department of Environmental Protection.

Nancy Lee of Stetson Street questioned the impact of staff and commercial vehicles on area roadways. Mr. Fraser discussed the number of employees, as well as, the projected commercial traffic, including delivery vehicles. It was stated that SYSCO and the Town will determine the route that drivers will be allowed to use. John Mathis, SYSCO driver and Rhode Island Road resident stated that the majority of the commercial vehicles will be entering the highway immediately after leaving the facility and that all local businesses served by SYSCO will still be receiving their normal deliveries from SYSCO. Traffic patterns were discussed. Mr. Fraser discussed fuel consumption and conservation and recycling efforts. John Jenkins of Pickens Street questioned the need for the TIF agreement. Selectman Olivier stated that the current financial model will not support the Town in the future. While this proposed project will increase revenues, it will also require careful monitoring of expenditures. The TIF agreement is available for review by the public.

Selectman Yeatts discussed current zoning of the site. Mr. Fraser stated that the goal of the SYSCO operation would be to be a good neighbor - with buffers between the site and neighboring lots, as well as, coordination of supplier's routes and delivery times to lessen impacts to adjacent areas. Jim Marot, Planning Board Chairman, discussed the timeline for the permitting process. John Bernier, resident, questioned the available infrastructure. It was noted that water service would be provided by the City of Taunton, electricity from Middleboro Gas and Electric and that SYSCO was in contact with the Town of Middleboro to discuss sewer. A traffic study will be done and SYSCO will be responsible for roadway improvements. There are currently requirements in place for lighting. There was discussion regarding noise abatement restrictions. While it was noted that the SYSCO operation would be available to run twenty four hours a day, they have also hired engineers to provide sound abatement measures for abutters. It was stated that the preliminary sketch shown of the site is a draft and that no locations for the building or parking or vehicular access have been finalized. Concern was voiced regarding a possible devaluation of homes due to noise and air pollution. It was noted that the stormwater runoff and other impacts will be discussed during the site plan review with the Planning Board. There was discussion regarding the potential impacts of a residential development on the same site. Dick and Janet Scott of Rush Pond Road questioned whether the Development Agreement with National Development was binding. Mr. Marot stated that the prior agreement with National Development for this site will not be in effect if the SYSCO project moves forward. There will not be a retail establishment associated with SYSCO.

Madelyn Maksy of Cedar Berry Lane questioned the length of the TIF. It was stated that the TIF agreement will expire in 13 years, after which Lakeville would receive full tax revenue from the owner. There was discussion regarding the probable positive impact to area businesses. It was noted that the timing for preparation of the TIF agreement was in relation to a deadline instituted by the Commonwealth. It was also noted that the permitting process is costly and approval of the TIF by the Town should be done prior to the start of Planning Board, Zoning and Conservation Commission hearings. There was discussion regarding possible expansion and efficiency of the proposed building.

Chairman Yeatts stated once the Board of Selectmen vote to recommend the TIF agreement, it will go before Town Meeting for a majority vote to approve or deny. Mr. Scott questioned how much of the estimated building cost will be allocated to mitigate adverse impacts. Mr. Casinelli stated that SYSCO is committed to satisfying the concerns of the abutters. Ms. Yeatts

noted that there are currently no other parties interested in purchasing this parcel. It was stated that the TIF chart and narrative would be provided and possibly simplified for Town Meeting.

Adjournment

Upon a motion made by Selectman Olivier, with Chairman Yeatts stepping down to second and stepping back up to vote, it was:

VOTED: To adjourn the meeting at 9:26 PM.
Unanimous vote.