

Jesse Limanek, Chair person
Jeffrey Bannon, Vice Chair
Jonathan Anderson, Clerk
David Hall
Wendy M. Mead



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James A. Smith, Town Manager

Town of Sutton
Select Board

Meeting Minutes

Minutes Accepted and filed with the Town Clerk on 9/7/2021 by a roll call vote of 5-0

6:00 p.m. – August 17, 2021
HYBRID MEETING

Members in Attendance by video chat:

Chairperson Jesse Limanek, Vice Chair Jeff Bannon, Clerk Jonathan Anderson & Select Board David Hall & Wendy Mead
Town Manager James Smith & Deb Jacques, secretary
Town Finance Director Timothy Harrison

Pledge of Allegiance

Chairperson Limanek recites the following: Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, this meeting of the Sutton Select Board is in a hybrid format with both in-person and Zoom component. To join the meeting visit www.zoom.us/join and enter Meeting ID 851 6475 6593 & Passcode 663907. The meeting will be broadcast and recorded on local public access station (Verizon 31 & Charter/Spectrum 191) and live streamed on the Towns YouTube channel when available.

Public Forum – N/A

Select Person Hall motions to approve as presented August 3, 2021 meeting minutes, Vice Chair Bannon seconds passes 4-0-1 roll call taken- Select person Mead abstains- absent from 8/3/21 meeting

Select person Anderson reads into record 3 Eagle Scout presentations: Connor & Christopher Andrews and Gareth McCullough

Proposed TIF Agreement for the MIG Corporation: Present thru Zoom is MIG Corporation CEO Don Voghel and Paul Deroche. Town Manager Smith briefs the board- this is a 42,000 sq. ft mixed use building to be built on John Road with a value of \$3.5 million dollars. This company is currently located in Acton- they supply steel for building projects. They are looking for a TIF due to the escalated cost of construction. They requested 10 years- after discussions with the owners; Jim and Jen Hager have offered 5 years at 0%, 20%, 40%, 60% & 80%. Don Voghel tells the board they had done work on the Blackstone St. bridge a few years ago and find this location to be logistically very good for their business. The cost of construction raised considerably and in discussion with the state MBDA- they were told to come to the town and look for relief. In addition to the increase in construction material they also learned they would have to put in a fire suppression system as there is no public water at this site. The plan is to build a 5 bay building- occupy one and rent out the others. They will also house their fleet of vehicles at this location which means excise tax to the town. Select person Hall asked for a description of the rental units- Don replies they would be approx. 54' wide and approx. 150' long- it could be for a trucking or landscaping business. They acknowledge whatever business they would have to get town approval. Dave feels this TIF is structured different than previous TIFS – what would we normally look for- Town Manager Smith replies the 1st criteria is manufacturing jobs, job creation, excise and personal prop. taxes to the town. Present at the meeting is Sutton Planning and economic developer Jen Hager. She expresses to the board this is a difficult site for any building. It is in a hill and there is no water or sewer. Most of the commercial building in town has been on flat parcels. This site will be a challenge. Select person Mead asks with the increase in construction costs is the lender looking at forecast of rentals as part of the income or is there enough equity in the business. Paul replies we have enough equity in business. Wendy did drive by site and after listening to Jens description of the land- Wendy is more encouraged that a company would find use of this property. Select person Anderson agrees this TIF is different- Jonathan asks if the Acton location will stay in place- Paul replies they do have a location in Westboro also- this site would take place of Westboro. The fleet of vehicles will be in Sutton. Town Manager states this would be made clear in the TIF agreement., Jen states if

they do not follow agreement- we would move to decertify the TIF.. Vice Chair Bannon sympathizes with the rise in cost of material but it seems like a rich TIF seeing as 80% of proposed rental income will come in. Chairperson Limanek feels this is the type of business he would support for a TIF- it looks like a fair TIF- if this passes town meeting it does require final approval by the state. Select person Hall appreciates Jens input on this property but still harbors some concerns with this TIF- Dave proposes a few different percentage scenarios. After brief discussion- Vice Chair Bannon states he agrees with maybe changing the percentage – the rent makes this unique. Select person Mead felt this TIF was different but feels if they are taking a chance on us it is reciprocity and we should take a chance on them. Jonathan would like to have the TIF more strategic vs on the fly- this seems like economic corporate assistance. Chairperson Limanek has complete trust in our negotiating team MIG asked for a 10 year- Jim offered a 5 year- Jesse supports the deal as presented. Select person Mead motions to recommend that Town Meeting approve a proposed 5-year Tax Increment Financing (TIF) Agreement, pursuant to M.G.L. c. 40, Section 59, and M.G.L c. 23A, Sections 3E and 3F, between MIG Corporation and the Town of Sutton for the proposed property at the exemption rate schedule set forth therein and approve an Economic Development Incentive Program (“EDIP”) Local Incentive-Only Application submission to the Massachusetts Economic Assistance Coordinating Council (the “EACC”) – hearing no second- Chairman Limanek asks if there are any counter motions- Select person Hall does support a TIF just a little more suitable to the discussion we have had. Select person Mead motions with a request that they have until September 7th to bring a motion forward to the Select Board with a proposed TIF for MIG Corporation- Vice Chair Bannon seconds passes 5-0 roll call taken.

CMRPC reappointments: Town Manager Smith says this is for the reappointments – Jesse Limanek is currently the delegate and Wendy Mead is the alternate. Chairperson Limanek at this time discusses the two boards he is on- the CMRPC and the CMMPO. Jesse gives brief description of what each one covers. At this time Vice Chair Bannon motions to reappoint Jesse Limanek as the delegate to CMRPC to represent the Town of Sutton Select person Anderson seconds passes 5-0 roll call taken. Vice Chair Bannon motions to appoint Jonathan Anderson as the alternate to CMRPC to represent the Town of Sutton Select person Mead seconds passes 5-0 roll call taken.

Town Manager Update:

- Tax Increment Financing proposals: we have 2 at the October Fall Town Meeting. The first will be from MIG Corp. The second is for Unified Global Packaging Group for two buildings for a total of 2,000,000 sq. ft. Unified and MIG will be at the next meeting.
- Request from Mkt 32 regarding alcohol training- they would like to use their own in house training not TIPS- In our regulations it does say TIPS or its equivalent. The board has no issue with this: **Select person Mead motions to allow Price Chopper aka Market 32 be allowed to use an alcohol training program equivalent to or beyond the current TIPS training program Select person Anderson seconds passes 5-0 roll call vote taken.**
- 61A Hearing request- 44 Old Mill Road 12.75 acres is currently in the process to be removed from 61A and sold. This property, owned by Wayne Whittier has a P&S of \$240,000. This will be before the board end of September.
- Sutton Fire Dept has received a grant of \$45,500. For SCBA Masks, eye protection, hand protection and the largest item was a Lucas device at \$15,330.00
- Blackstone River Valley Greenway bike challenge- this is the 20th year they cross through a small area on Lackey Dam/McGuire Rd.
- Town Manager Evaluation handed out tonight- please return when complete.

Announcement's/Round Table:

- Select person Mead reads information about the Cultural Council survey, Wendy asks in today's society to move beyond it and be kind.
- Select person Anderson commends Gareth McCullough on his Eagle scout achievements of restoring grave stones in town.
- Vice Chair Bannon recognizes Connor and Christopher Andrews for their Eagle scout achievement.
- Chairperson Limanek congratulates Connor and Christopher Andrews- twin brothers on attaining Eagle scout status. Jesse asks for cleaning supplies for the Food Pantry.

Select person Mead motions to adjourn, Select person Hall seconds- Roll Call vote taken- passes 5-0
Meeting adjourned 7:58 pm