

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 12/07/2021 by a roll call vote of 5-0

5:30 p.m. – November 29, 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 (via ZOOM)

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 825 3356 2168 & Passcode 210748. 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

Agenda #1- Signing the TIF Agreement & Community Partnership Agreement with Unified Global Packaging Group: Present is Unified president Art Mahassel- and Len McAleer- VP of Unified. Planning Director Jen Hager is also present. Town Manager Smith reviews with the Select Board that this was approved by this board at the Sept 7th meeting- it then went before the town at the Fall Town Meeting where it was approved. This is anticipated to bring 1200 jobs to the town. Some of the items under the Community Partnership Agreement: a Trac & Field- \$5 million dollars, \$900,000. For a new rescue 1 truck along with additional training, \$80,000. To the Building Dept to hire a 3rd party consultant for plan reviews and site inspections, \$100,000. To the school for STEM education, a new transport vehicle to the Sr. Center and improvements to the Providence Rd. Boston Rd. intersection. Art Mahassel and Len thank the Select Board for their support during this process. Select person Hall says it is nice Art and Len are here- it is kind of perfunctory- you didn't have to be here. The TIF we voted on, the community voted on it- Dave states the Community Partnership Agreement codifies the intentions of the partnership between Unified and the Town of Sutton. Dave asks for clarification on the severability clause- if the project does not proceed as it is laid out now- some of the projects under the Community Agreement may not go forward. Dave also asks what would happen if the building is sold part way thru the agreement- Jen Hager replies that if Unified were to sell property- or any parties in the agreement were to sell- the agreement does apply to successes and assigns as long as same type of business, same tax revenue, same financial aspects are sustained. We would modify names with MODG and EACC. If by chance the agreement is not met, we would look to decertify the TIF. Select person Mead is very excited with the Community Agreement – it is a huge benefit to everyone. What if tenant 1 does not come- the agreement states annual reporting must go to EACC what happens in regards to the anticipated 1000 jobs- is that with tenant 1 or Unified- Jen replies this agreement is with Unified. If Tenant 1 does not come in - if the same caliber tenant cannot move in, we will reach out to the board to discuss/sign a new agreement. Wendy asks when will tenant 1's non discloser expire- Len replies they do not yet have that answer- the lease is in review. Select person Anderson is happy to see this progress along and appreciates the Community agreement- this will help to mitigate some of the potential impacts that will come with this size project. The traffic studies will also be important to see the impacts this could have on that area. Jonathan states his biggest concern right now is if the deal will go thru with tenant 1- he feels this is a hinge point on this project. Vice Chair Bannon says Unified has been a great corporate partner to the town- Jeff supports and appreciates this project and all that it will bring to town. Jeff asks if the completion of facility is June 2023 why is the roadway improvements not until July 2025. Jen Hager replies that if during any time the Planning Board feels improvements are needed due to traffic study reports they will be undertaken immediately. If we do not require immediate work the deadline date is July 2025. Jeff also questions under Section D2 if project

doesn't generate expected benefits- the company does not have to provide some of the items in the Community Agreement. (trac & field/Rescue 1) benefits factor of the investment unified is making in project- Jen replies there are a number of benefits under 2 entities- Unified as the landowner and building for tenant 1. Chairman Limanek thanks Unified for being committed and invested in our town- Jesse especially thanks them for agreeing to look at the T intersection at Boston/Prov. Rd. Jesse also thanks them for agreeing to interns from the school- it is showing they are investing in future generations. Select person Mead motions to sign the TIF Agreement and the Community Partnership Agreement between the Town of Sutton and Unified Global Packaging Group as approved at the October 18, 2021 Town Meeting - Article# 7 Select person Hall seconds Roll Call vote taken- passes 5-0

Announcement's/Round Table

- Select person Hall mentions he will be a guide on one of the trolleys for the Chain of Lights.
- Select person Mead is glad the Chain of Lights is back this year (it was cancelled last year due to COVID)
- Select person Anderson encourages all to support local businesses
- Vice Chair Bannon says Chain of Lights is always a great event
- Chairperson Limanek says Chain of Lights has been advertised on the committees Facebook page come out and enjoy. On Sunday Dec 5 the Dudley Gendron will hold a hat drive in the center 8am-noon. Thankyou also to the 1st Cong. Church and St Marks for all contributions to the Food Pantry

Select person Hall motions to adjourn, Vice Chair Bannon seconds- Roll Call vote taken- passes 5-0
Meeting adjourned 6:15pm