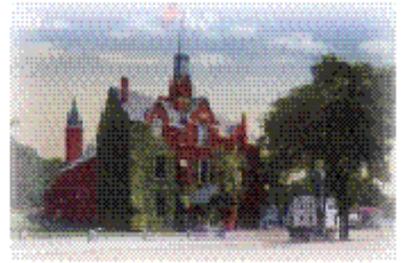


# Town of Ayer

## Finance Committee

### Ayer Massachusetts, 01432



Location: Ayer Town Hall, Great Hall  
Finance Committee Minutes

Tuesday November 22, 2011

Present: Brian Muldoon; Chairman, Scott Houde; Vice Chairman, John Kilcommins; Clerk, Michael Pattenden; member

Called to order at 7:05 pm by Brian Muldoon

- Open Fincom Position.
  - SH Led a discussion of the open Fincom position.
- Vicksburg Square
  - BM Led a discussion on the Trinity presentation at the 11/9 Fincom meeting.
  - BM-Scott and I met with Victor Normand to review the DEAT report.
  - SH-There was not a lot of new information, this was more a review of Normand's report.
  - BM-Received Trinity's feedback on the elderly housing emergency calls. The impact has been minimal.
- Vicksburg Square-Disposable Income
  - SH-The disposable income is estimated to be between 6-8 million.
  - SH-This is simply after tax income, not income after rent, food, etc. The actual disposable income may be closer to 1-2 million.
  - BM-I still think 1-2 million is too much.
  - MP-I have a feeling very little of this will come to Ayer.
  - SH-If MART were to shuttle Vicksburg residents to shops it would likely be to Leominster and not Ayer due to the density of shops.
- Vicksburg Square-Layout
  - BM-I can't see the building being slit up between towns.
  - MP-Are you advocating that we redraw the town and county boundaries?
  - BM-If the town property lines are changed then the counties follow suit. This should happen first, otherwise this is too ambiguous.
  - BM-Are there no entry roads from Harvard to Vicksburg Square?
  - SH-Per Victor (Normand) there are some roads that could be reconnected between Harvard and Vicksburg Square.
  - BM-I can't see how this makes any sense for Harvard beyond giving them the low income housing they need.
  - MP-It seems that the board of selectmen ought to be talking to Harvard to sort this out and get an agreement.
  - SH-The joint BOS has direct interest in Devens. Getting all 3 BOS won't accomplish anything past what the JBOS is doing.
  - BM-The decision (reversion of historical lands vs. Devens as a town) has to be made before the Vicksburg Square decision. The impact is decades long and we have to look long term at how this will effect us.
  - SH-It won't be just the education costs, there will be increased police, road maintenance etc.
  - BM-We should look at it (Vicksburg Square) as if we get all of it. I can't see how the towns will deal with buildings split in half.
- Vicksburg Square-Costs and Impact
  - MP-I would prefer that Devens become its own town. There is not enough benefit to Ayer. It is just going to cost us money.

# Town of Ayer

## Finance Committee

### Ayer Massachusetts, 01432

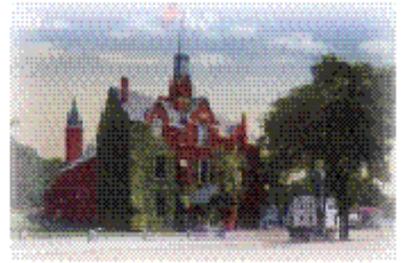


- SH–Even if Devens is its own town this proposal still costs Ayer. The development will push Ayer rents down as Vicksburg fills up. A landlord can apply for a new assessment (i.e. lower) on empty apartments.
  - BM–Could make a better case if 20% of units were affordable as proposed previously.
  - SH–The biggest issue is revenue. The assessment will be on low income housing. If there were more market rate units there would be a higher tax assessment. Then this could be a revitalization of that end of town.
  - MP–How much goodwill will we pay as a town to revitalize these buildings?
  - SH–If we could fit it within the budget that’s one thing. This project will almost force an increase in our tax levy. We are cut to the bone now and this straw could break the camels back.
  - BM–Trinity has no other projects in rural settings. There are none without public transit. How will they know what the impact on the town will be?
  - SH–In our suburban environment you need a car, this further lowers disposable income.
  - JK–led a review of the 11/22 Trinity-Fincom meeting minutes.
  - MP–Keefe (Trinity) said he hasn’t talked to the regional school committee. He should. The deficits are under 1% of the RSC budget but the school committee would not find a 1% deficit negligible.
  - BM–Will send an email out on this.
  - MP–Ayer and Devens have different commercial tax rates. Will have to make concessions (on the tax rates) if the land reverts to Ayer. This alone makes it harder to break even.
  - BM–Will email the chiefs and Dan Nason to ask them to comment on Vicksburg Square or to come before us.
  - SH- I will send an email to Trinity for a breakdown of the 83 million tax credit.
- Vicksburg Square-Fincom Next Steps and Summary
    - BM–We need to dig further on the numbers. Do we want to make a statement as a committee?
    - JK–Motion that Scott Houde write an executive summary of the Fincom’s position on Vicksburg Square

Motion	JK
Second	MP
B. Muldoon	Aye
S. Houde	Aye
J. Kilcommins	Aye
M. Pattenden	Aye
Vote	4 – 0

- SH-I will prepare a bullet point listing of the Fincom’s position on Vicksburg Square.
- SH–Led a discussion on what the bullet points would be. A copy the summary is attached to these minutes.

**Town of Ayer**  
**Finance Committee**  
**Ayer Massachusetts, 01432**



- o Motion to adjourn at 8:53 pm

Motion	JK
Second	SH
B. Muldoon	Aye
S. Houde	Aye
J. Kilcommins	Aye
M. Pattenden	Aye
Vote	4 - 0

Brian Muldoon, Chairman \_\_\_\_\_ Date \_\_\_\_\_

Scott Houde, Vice Chairman \_\_\_\_\_ Date \_\_\_\_\_

John Kilcommins, Clerk \_\_\_\_\_ Date \_\_\_\_\_

Michael Pattenden, member \_\_\_\_\_ Date \_\_\_\_\_