



Watertown Town Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President

Michael F. Dattoli,
Councilor At Large

Aaron P. Dushku,
Councilor At Large

Susan G. Falkoff,
Councilor At Large

Anthony Palomba,
Councilor At Large

Angeline B. Kounelis,
District A Councilor

Lisa J. Feltner,
District B Councilor

Kenneth M. Woodland,
District D Councilor

SPECIAL MEETING OF THE TOWN COUNCIL THURSDAY, JUNE 29, 2017 AT 6:00 PM

RICHARD E. MASTRANGELO COUNCIL CHAMBER ADMINISTRATION BUILDING

MINUTES

In accordance with the provisions of Rule 2.6 of the Rules of the Town Council, and pursuant to the Call of the Council President, the members of the Town Council of the City known as the Town of Watertown was hereby notified of a Special Meeting of the Town Council that was held on Thursday, June 29, 2017 at 6:00 pm, in the Richard E. Mastrangelo Council Chamber, Administration Building.

1. ROLL CALL

Council President Sideris called to order a special meeting of the Town Council at 6:00 p.m. in the Richard E. Mastrangelo Chamber, Administration Building. Those present were Councilors Michael F. Dattoli, Aaron P. Dushku, Susan G. Falkoff, Lisa J. Feltner, Angeline B. Kounelis, Anthony Palomba, Vice President Vincent Piccirilli, Jr., Kenneth M. Woodland, and Council President Mark S. Sideris. Also present were Michael J. Driscoll, Town Manager, Stephen DeCoursey, Town Attorney, and Marilyn W. Pronovost, Town Council Clerk.

2. PUBLIC HEARING AND VOTE

On an Order Relative to an [Economic Development Proposal to Finance Certain Public Infrastructure Improvements Related to the Arsenal on the Charles Project](#) through Bonds to be Issued by the Massachusetts Development Finance Agency under the Infrastructure Investment Incentive ("I-Cubed") Program Created by Chapter 293 of the Acts of 2006, as Amended to Date (as so Amended, the "Statute"). In Accordance with the Statute and I-Cubed Regulations Codified at 801 CMR 51.10, the Project's Developer, athenahealth, Inc. (the "Developer"), is Seeking Formal Approval by the Town for: (a) The Economic Development Proposal to be Submitted to

the Town in a Form Substantially Similar to the Preliminary Economic Development Proposal Submitted by the Developer, Acknowledging all of the Town's Financial Obligations in Connection with the Proposal; (b) All Actions Necessary in Connection with the Creation of a Municipal Liquidity Reserve; (c) The Acquisition or Acceptance of any Property Interests in the Public Infrastructure Improvements to be Conveyed to the Town upon Completion, and (d) The Authorization and/or Approval of all other Town Actions Necessary to Implement the Proposal

President Sideris requested Councilor Piccirilli to read the Public Hearing Notice. After the reading of the notice, President Sideris introduced Attorney Steve DeCoursey, who would serve as the Town Attorney for this meeting.

Mr. Driscoll provided some background on [the presentation](#). Mr. Magoon, Assistant Town Manager and Director of Community Development and Planning, stated that ICube was a partnership of the Town, athena Health, and the Department of Conservation and Recreation (DCR) to provide \$25,000,000 of public infrastructure improvement. Rick Corsi, Planning Office, MA Department of Conservation and Recreation, stated that the project would allow for the implementation of some projects related to the Charles River Master Plan and the Connectivity Study.

The presenters noted that ICube is a way to increase revenue by creating jobs through the economic development of public infrastructure. Ten projects are planned for completion.

The advantages for each partner:

→ Watertown:

- * These projects are being funded by a private source
- * The projects can be completed in a coordinated fashion
- * The plan allows the Town to use its funds for other projects

→ athenahealth:

- * It can retain talent within a highly competitive market
- * Improvements for campus access are being funded through jobs

→ Department of Conservation and Recreation:

- * Projects fit into the Charles River Master Plan and the Connectivity Study
- * Allows these projects to be implemented now rather than having to delay them due to budget constraints

The next steps for the Project include:

→ Approval of ICube by two-thirds of the Town Council

→ Approval of the projects by the MA Department of Administration and Finance

→ Completion of an Infrastructure Development Assistance Agreement (IDAA)

→ Completion of Projects within three years of the issuance of the bonds

President Sideris read into the record a [letter from Representatives Lawn and Hecht and Senator Brownsberger](#) stating their support of the project.

President Sideris offered Representative Lawn an opportunity to speak, who reiterated his support of the project and the benefits that it would provide Watertown.

President Sideris then opened the discussion to the Councilors. Councilor Dattoli stated he filed a disclosure statement pursuant to Section 23(b) (3) of Chapter 268A of the Massachusetts General Laws in the Town Clerk's office that is available for review.

During the discussion, the Councilors raised the following concerns;

- ~ The way the priority list was determined without any public input
Mr. Magoon stated that the purpose of the program is to fund public infrastructure to support economic development of such corporations as athenahealth. As a way to support its economic development, athenahealth would be the one to select the projects. This is a goal specific program, economic development, and therefore the projects completed must meet that goal.
- ~ Opportunity for the Public to comment on the Projects
The public will have the opportunity to voice concerns when the projects go through the normal permitting process.
- ~ Reasonable Timeline
The Department of Administration and Finance will review the timelines, project feasibility, and project details and will incorporate conditions as part of the IDAA.
- ~ Improved communications between the neighborhoods and the developers
- ~ No Risk in Cost to the Town of Watertown
Attorney DeCoursey stated that the income taxes from the new jobs will pay the bonds that Mass Development issues. If there is a shortfall, there is an agreement that the amount can be added to the real estate tax bill. Also, the town can tap into the Municipal Liquidity Reserve. athenahealth is required to maintain a letter of credit of \$3.3 million to pay off the equivalent of two years of debt service (\$1.6 to \$1.7 million annually) if needed. In addition, any default would be a superlien because Taxes must be paid first. The Town's exposure is therefore minimal.
- ~ The Capacity of the Town staff to handle the workload of both ICube and other Town needs
Mr. Mee, Superintendent of Public Works, stated that the job would be challenging but that through planning with a Comprehensive Construction Management Team, the disruption could be lessened.

President Sideris opened the Public Hearing.

Jonathan Bockian – Spoke on the lack of community involvement in the process for ICube and suggested that the Town Council provide a process for reviewing and approving the projects before the IDAA is signed.

Ralph Levy – While he did not object to the project, he felt that most did not know how the selected projects were included in the changes. athenahealth should hold public meetings to explain how the money will be spent.

John Labadini – Main St. – Spoke in favor of the ICube project

Ethan Davis – Bates Road – Chair, Bicycle and Pedestrian Committee – Spoke in favor of the ICube project

Russ Arico – Fayette Street – Spoke in favor of the project subject to input from the Town and Town Council approval of the priorities.

Evan Grant – Quimby Street – Spoke in favor of the project

Janet Buck – Spoke in favor of the project

Mike Albano – Lexington Street – Stated his strong support of the project on behalf of the Watertown-Belmont Chamber of Commerce

John Ovoian – 18 Carroll Street – Urged approval of the project. Regular reports should be made to the Council on the progress of the projects.

Steve Corbett – Irving Park – Spoke in favor of the project as being beneficial for both athenahealth and the Town and urged the Council's approval

Curtis Whitney – 43 Grandview Avenue – Spoke in favor of the project and was appreciative that Watertown remains affordable and well-managed financially.

Sara Ryan – Paul Street – While she favors the project, she had two concerns: How will the projects be managed and will there be any public comment regarding the projects selected.

Elodia Thomas – Marion Road – Spoke in favor of the project but raised some concerns and stated that the Town should maintain a map of the projects with timelines for each project and that there should be periodic public hearing status meetings.

Lucas Zbylet – Boylston Street – Spoke in favor of the project

President Sideris asked Attorney DeCoursey to review the process for approval. Attorney DeCoursey stated that the Council needs to approve the

order that approves the proposal, any needed zoning changes (there are none in this case), the creation of the Municipal Liquidity Fund, and the acceptance of the improvements from athenahealth when completed.

The Town and athenahealth will make a joint application to the State, Department of Administration and Finance, and Mass Development, who have 60 days to analyze, request amendments, and approve the project. The Department of Revenue will certify that there are sufficient funds available from new revenues to pay the bonds. If approved, a certificate will be issued to athenahealth and the Town. The IDAA will be negotiated and it must be signed by the State, MA Department of Administration and Finance, Mass Development, athenahealth, and the Town of Watertown. Mass Development will then issue the bonds.

Discussion from the Council resumed. Councilors made statements of support and raised concerns about communication, timelines, and the capacity of DPW to provide a continued level of service.

President Sideris opened the meeting again to public comment.

Russ Arico – Fayette Street – Suggested that the garage on athenahealth's property be brick faced to blend in with the Arsenal property.

Jonathan Bockian – Suggested that the Council make its approval conditional to certain issues such as communication being addressed in the IDAA.

Debbie Shaw – Templeton Parkway – Raised concerns about how trees would be selected to provide a long-life tree canopy.

Elodia Thomas – Marion Road – Raised questions about the process of the construction

Lucas Zbylet – Boylston Street – Felt timelines would be met

There being no other speakers, President Sideris closed the public hearing.

President Sideris thanked all participants for their efforts. He stated that the scale of the project is the largest the community has had and accomplishing it is a learning process. Once all the projects have been approved, the community will have the opportunity to make more comments.

Councilor Piccirilli moved the Order approving an infrastructure investment incentive economic development proposal submitted by athenahealth Inc. for the Arsenal on the Charles; Councilor Dattoli seconded the motion. The motion was adopted unanimously on a roll call vote.

Councilor Piccirilli moved to refer to the Committee on Public Works the projects relating to Watertown Square, School and Dexter Streets, Talcott Avenue and North Beacon Street; Councilor Dattoli seconded the motion. The motion was adopted unanimously on a voice vote.

Councilor Palomba made a motion to authorize Town Council President Sideris to send a letter to DCR to request that they have additional public hearings on the DCR projects; Councilor Kounelis seconded the motion. The motion was adopted unanimously on a voice vote.

Councilor Piccirilli made a motion to refer to the Committee of the Budget and Fiscal Oversight a discussion of the reassignment of the mitigation monies; Councilor Dattoli seconded the motion. After some discussion, Councilor Piccirilli restated his motion. He moved that a referral to the Committee of the Budget and Fiscal Oversight for a discussion of the reassignment of the mitigation monies as it relates to the projects affected by ICube; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

Councilor Piccirilli made a motion to refer to the Committee on Economic Development and Planning the IDAA when it is completed for discussion and public comment; Councilor Dattoli seconded the motion. The motion was adopted unanimously on a voice vote.

3. ADJOURNMENT

Councilor Falkoff moved to adjourn the meeting; Councilor Palomba seconded the motion. The motion was adopted unanimously on a voice vote. The meeting adjourned at 9:23 p.m.

[ADDENDUM](#)

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above minutes were adopted by a vote of _7_ for, _0_ against, _0_ present on August 8, 2017.

Mark S. Sideris, Council President
s:/MWP

**SPECIAL TOWN COUNCIL MEETING
TUESDAY, JUNE 29, 2017 AT 6:00 P.M.
RICHARD E. MASTRANGELO COUNCIL CHAMBER
LIST OF DOCUMENTS**

1. An Order Approving an Infrastructure Investment Incentive (“I-Cubed”) Economic Development Proposal Submitted by aethenahealth, Inc. for the Arsenal on the Charles – Item 2
2. Letter to Council President Mark S. Sideris from Representatives Jonathan Hecht and John Lawn and Senator William Brownsberger – June 27, 2017 – Item 2
3. Infrastructure Investment Incentive Program (I-Cubed) Presentation to Watertown Town Council by aethenahealth – June 29, 2017