

**Finance Committee Meeting**  
**February 12, 2014**  
**7:00 PM**  
**Municipal Center – Selectmen's Conference Room**

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NORTON TOWN CLERK

2015 APR 16 P 1:17

**Present:** Chair, Michael Flaherty; Vice-Chair, Peter Carignan; Thomas DeLuca; Richard Dorney; Stephen Evans; Michael Fiore; Paul Helmreich; Michael Thomas.

Also present: Town Manager, Michael Yunits.

**Absent:** Jackie Desrochers; William Rotondi; Lee Tarantino.

**Call to Order**

Meeting was called to order at 7:00 pm.

**I. Approval of Minutes**

**Motion** was made by Mr. DeLuca to approve the February 3, 2014 Finance Committee minutes as written. Seconded by Mr. Helmreich. Vote: All in favor, with Mr. Evans and Mr. Thomas abstaining. **Motion carries.**

**II. New Business**

**Article 4 – TIF Agreement OMNI –**

Ms. Lynn Tokarczyk, Government Incentives Consultant, and Mr. David LaSalle, OMNI Co-founder, addressed the FinCom regarding Article 4.

Mr. LaSalle gave a background on the company that manufactures hip, knee, joint replacement products/prosthetics. He said that they presently have 70 employees and that 25% of their sales are overseas.

Mr. LaSalle explained that OMNI wants to build a 40,000 square foot facility which would have the option to expand in the future. He said that the project is estimated at \$3.5M, which includes \$3M for construction costs and \$500,000 for personal property. He said that the plan is for this to be OMNI's final home and that it will be a state-of-the-art facility that will conduct world-class training.

Mr. LaSalle stressed how important it is to OMNI to be involved in the community in which they are based. He said they would have offer student internships and shadowing programs for high school students.

Ms. Tokarczyk spoke about the economic impact that OMNI's presence would have on Norton. She noted that the new construction would generate a substantial amount in taxes and permit fees. She also noted that catering services and restaurants would benefit. She pointed out that most of the employees of OMNI make a higher than average salary, and therefore would tend to spend more money in the community.

Mr. Yunits said that the School Department is excited about the possibility of OMNI coming to town because of the STEM (Science, Technology, Engineering, Math) opportunities it would bring. He explained that this TIF is similar to the one Horizon Beverages presently has. He said that in addition to the \$163K it would bring in new revenue over a 15 year period, there would also be Water/Sewer fees collected.

**Motion** was made by Mr. Carignan to recommend Article 4 as written. Seconded by Mr. Helmreich. Vote: All in favor. **Motion carries.**

**Article 5 – TIF Agreement Penske Trucking –**

Mr. Jeff O'Neill, of Condyne and representing Penske Truck Leasing, addressed the FinCom regarding Article 5. He explained that the building would be across from Horizon Beverages on a 5.5 acre parcel. This would be an 11 year TIF. He also said that the total investment would be \$4.5M.

Mr. O'Neill noted that a benefit to the town would be the excise tax received from the 65 trucks that would be based there. He anticipates that number growing to about 80-85 trucks.

Mr. O'Neill said that a traffic impact study program by Massachusetts Development is already in place because of the presence of Waste Management in the office park. He said that it is fully vetted by the state of Massachusetts.

Mr. O'Neill also said that Norton residents would be given preference when being considered for employment.

Mr. Yunits noted that the Select Board has voted in favor of this article.

**Motion** was made by Mr. Carignan to recommend Article 5 as written. Seconded by Mr. Helmreich. Vote: All in favor. **Motion carries.**

### III. Old Business

#### **Article 1 – Unpaid Bills –**

Mr. Yunits explained that the amount for this article would be reduced to \$980.

**Motion** was made by Mr. DeLuca to reconsider Article 1. Seconded by Mr. Helmreich. Vote: All in favor. **Motion carries.**

**Motion** was made by Mr. DeLuca to recommend Article 1 in the amount of \$980. Seconded by Mr. Helmreich. Vote: All in favor. **Motion carries.**

#### **Article 3 – Operating Budget Supplements –**

**Motion** was made by Mr. DeLuca to reconsider Article 3. Seconded by Mr. Carignan. Vote: All in favor. **Motion carries.**

**Motion** was made by Mr. DeLuca to recommend Article 3 in the amount of \$59,588. Seconded by Mr. Carignan. Vote: All in favor. **Motion carries.**

#### **Article 6 – Erikson Land –**

Mr. Yunits explained that the ConCom was promised \$82,872 by Bay Heights LLC but that they haven't been able to come up with it. He said that this article takes that amount out. He also reminded the FinCom that any grants received would reduce the requested amount by as much. This would lower the price for the town.

Mr. DeLuca questioned why the town wanted/needed this land. He asked if the land was buildable and Mr. Yunits said that he believes it is not.

Mr. Helmreich said that his impression/recollection was that there were many options with what to do with the land. He asked whether answers to these questions could be answered by Ms. Carlino of the Conservation Commission.

Mr. Helmreich reminded the FinCom that if the town gives up this grant money then it will likely be more difficult to get grants in the future.

Mr. Yunits explained that the intended use of the land is to form a corridor with adjacent land for recreation.

Mr. Yunits also mentioned that one of his goals this year is to map out the town's open space and accompanying parking.

**Motion** was made by Mr. Carignan to recommend Article 6 in the amount of \$225K. Seconded by Mr. DeLuca. Vote: 7 members in favor, and Mr. Evans opposed. **Motion carries.**

### Next Meeting

The next meeting is scheduled for February 24, 2014 at 6:00 pm, prior to Town Meeting.

### Adjournment

**Motion** was made by Mr. Carignan to adjourn at 7:55 pm. Seconded by Mr. DeLuca. Vote: Unanimous. **Motion carries.**

### **Documents Referenced:**

Minutes of February 3, 2014  
Town Meeting Warrant draft  
TIF documents – OMNI  
TIF documents – Penske  
Revised Unpaid Bills worksheet  
Revised Operating Budget Supplements worksheet

Respectfully Submitted by:

  
Michael Flaherty, Finance Committee Chair

  
Sara Lyons, Finance Committee Secretary

3/5/14  
Date Approved