

Woodlot Public Hearing May 9, 2022, Questions and Answers

Q - "Why wasn't Attorney Serkey and other residents allowed to speak at the County Commissioner's last meeting (on March 10, 2022)?" "Why did the meeting minutes not mention that?" A - Attorney Serkey and other residents were not permitted to speak at the County Commissioners meeting because the meeting was not posted for public comment and it would be inappropriate to allow only a few to offer their opinions without a broader opportunity for everyone to comment. Additionally, Massachusetts General Laws (MGL) Chapter 34 s14, requires a scheduled Public Hearing for the sole purpose of hearing commentary on the Woodlot transaction. The minutes, as required by Open Meeting Law and State Statute, report votes taken by the Commissioners and details on all agenda items.

Q - "Why does Plymouth County own the Woodlot and why do they not just give it to the Town." A - Plymouth County purchased the parcel in 1917, as an asset for the County of Plymouth, for the benefit of all twenty-seven municipalities (26 towns from Hull to Mattapoisett and the City of Brockton). The County Commissioners, by MGL Statute, are the governing body that manages the property. All County assets are managed for the mutual benefit of ALL 27 communities.

Q - "Were any other uses considered for the property?" A - Yes, please see below.

Q - "Is it too late to reverse action and step back from the lease?" A - The Commissioners are moving ahead with the process as dictated by the RFP to assess the viability of potentially developing the Woodlot as an economic engine for Plymouth County.

Q - "The Community Preservation Committee was interested in purchasing the property years ago and was turned down. Why was that?" Q - The County has never received a proposal for the purchase of the Woodlot from the Town of Plymouth or the Plymouth CPC.

Q - "Can the board clearly state jurisdiction and zoning?" A - All applicable laws have been and will be followed by the County as the process unfolds at the Woodlot.

Q - "Were legal notices given to abutters?" and "Is there a list of abutters?" A - the County has not completed any task that mandates abutter notice. A list of abutters has not been created by the County. All applicable laws have been and will be followed by the County as the process unfolds at the Woodlot.

Q - "Were any "Geo" tests done on the land?" A - The County has not completed any testing on the Woodlot property.

Q - "Are there any covenants or topographical maps available?" A - Topographical maps of the area do exist on the web.

Q - "Will the video recording of the meeting be available to the public?" A - The video recording link for the public hearing held Monday, May 9, 2022, will be available in two parts on

the County Website at www.PlymouthCountyMA.gov under the May 9, 2022, Meeting in the Meetings tab (posted no later than May 30).

Q – “Boston South signs the lease June 29, which gives them access to the land. They make the \$200k payment July 1 and then have 90 days to get in there and see what's what. At the end of the 90 days, can they back out of the remaining two lease payments if they don't see the project moving forward?” A – The attorneys are still finalizing the language of the contract, and nothing is final other than the financial terms and three-year length.

Q – “Who determines the highest and best use of the land?” A – The County Commissioners, by MGL Statute, are the governing body that manages the property. All County assets are managed for the mutual benefit of ALL 27 communities.

Q – “Why haven't studies on the land been completed?” A – there have been no studies competed on the Woodlot as it has been vacant since the County received control. No studies have been required.

Opening Comments by Frank Basler, County Administrator, for the Public Hearing for the County Woodlot Lease on May 9, 2022

Welcome and thank you for attending this public hearing. My name is Frank Basler, and I am the County Administrator.

The Plymouth County Commissioners are holding a PUBLIC HEARING pursuant to M.G.L. Ch. 34, section 14 today, Monday, May 9, 2022, at 6:00 p.m. at the Plymouth County offices at 44 Obery Street, Plymouth, MA on the proposed lease of Real Property to the Boston South Real Estate and Development Group LLC (Boston South). The property, referred to as the County Woodlot, is located off Long Pond Road and Camelot Drive, Plymouth identified as Parcel ID#088.000.054.000 63 Camelot Drive with 106.248 acres, Parcel ID#083.000.023.042D 0 Raffaele Road with 2.28 acres, and Parcel ID#088.000.042.001 144 R Long Pond Road with 2.969 acres.

This hearing was duly publicized in both the Old Colony Memorial (April 13 and April 20) and the Patriot Ledger (April 14 and April 21), along with being published on the Plymouth County website, and these notices contained the information here in.

The Woodlot is available for disposition as non-utilized County property, has no County use restrictions, is predominantly uplands, and an appraisal is in process for the property. As background, the Plymouth County Commissioners issued a Request for Proposal, or RFP, on January 14, 2022, to investigate the possibilities for the highest and best use of the County

Woodlot with the idea that the land could be used as an economic development engine for the entire County. The proposal was broadly written to understand the range of uses that exist for the land. The RFP was available to all interested, was duly advertised in several newspapers throughout Massachusetts, as well as on the County website, and in the MA Secretary of State's Central Register.

There were seven organizations that requested the RFP most of whom were housing developers. Only one group submitted a proposal within the RFP due date of March 9th in response to the RFP. After analyzing the proposal, the Commissioners found it to be Responsive and Responsible and awarded the RFP to Boston South. Since that time, a lease in the amount of \$450,000 over a three-year period, has been negotiated to allow Boston South to analyze and vet the possibilities and options involved with the highest and best use of the land. Potential options for land use include a horse racing track, other entertainment venues, or a convention center. The lease is projected to be signed by the end of June. No development or building can occur under the lease in negotiation with Boston South. The three-year duration is to investigate options and the feasibility of the options only.

All comments will be recorded and taken under advisement. Questions from the public will be collected and answered by me and posted on the County website. Participants may queue and another may join when the speaker is finished. All speakers must identify themselves and their home address for the record. Comments may be up to 5 minutes in length. I will signal with the yellow card when the speaker has less than 30 seconds left. The hearing is scheduled from 6 to 9 pm, but the Commissioners will hear all that would like to comment and stay as long as necessary.

Finally, please remain quiet during statements: do not clap, cheer, jeer, or make other noises. Anyone who does will be ruled out of order and asked to leave.

Thank you. The public hearing is now open for anyone interested in making a comment for the record.