

APPROVED
9.12.16

**Joint Meeting of the Carver Redevelopment Authority
and Business Development Commission Minutes for July 18, 2016**

Call to Order: The Carver Redevelopment Authority met on July 18, 2016, at the Carver Town Hall, Room #1, 108 Main Street, Carver, Massachusetts. The meeting was opened by Mr. William Sinclair at 7:00 p.m. This was a joint meeting with the Business Development Commission.

Members Present: William Sinclair, Chairman; Brian Abatiello, Vice Chairman; Johanna Leighton, Treasurer.

Absent: Charles Boulay, Carver Redevelopment Authority; Stephen Romano, Chairman of Business Development Commission; Robert Woolson, Business Development Commission; Jacqueline Gingrich, Business Development Commission

Also Present: Marlene McCollem, Planning Director; Christine Champ, Recording Secretary

1. Urban Renewal Plan; 127-acre parcel owned by Rt-44 Development, LLC; located off Montello Street in North Carver.

Chairman Sinclair welcomed all to the public meeting, noting at the last meeting there was no testimony from the public which he apologized for. He said it was not his intent to circumvent and not take input and that it was very valuable to his decision. Chairman Sinclair said he looked forward to receiving input.

Chairman Sinclair thanked Mr. Butler for his letter. He stated he had some e-mails from homeowners and invited them to speak, followed by any others who would like to step forward and speak. The Route 44 developers were invited to speak, as well, followed by Mr. Butler going over his alternative plan. Chairman Sinclair wanted to then move to the broker's report and the study that was done.

Various e-mails from homeowners (Allen, Tassinari and Tuscher) were received by Chairman Sinclair and he wanted them to come forward and speak if they were present. No one responded.

Chairman Sinclair then read into the record a letter of July 16 from Michael Tassinari addressed to Ms. McCollem. He noted it was a very positive letter, wanting all to move forward. The next letter was from John and Lisa Allen, dated July 15, 2016. Regarding the project, they had reached an agreement and were in the process of finalizing paperwork. The final letter was from Karen Tuscher dated July 15, 2016, stating the Tuschers had not spoken publically as they had been having medical issues. Someone from the audience began speaking, describing Mrs. Tuscher's husband's medical conditions and noting they had lived there for 37 years.

Chairman Sinclair next invited comments from other property owners (i.e. Borofski, Coles, Paul

Clancy, Trustee, Mehutchett Realty Trust; Walsh Commercial Properties) who had not prepared documents but he would hear from. There was no response.

Next, Chairman Sinclair invited Route 44 Development, LLC. In attendance were George McLaughlin, Brian Haskell and Bob Delhome. Mr. McLaughlin spoke about the plan that the Town had been pursuing since 1986 from the Master Plan. He said it had not been redeveloped due to water, sewer and existing conditions and he felt access, sewer and site conditions were still issues.

Mr. McLaughlin said the site conditions were being addressed presently but they would have to deal with access and sewer. He said they had the broker's report. Mr. McLaughlin said he had several warehouse distribution tenants interested, with the impediment being access, and that was why the urban renewal plan was so important.

Mr. McLaughlin stated that he, as a major property developer, wanted to see it developed and he wanted to see the community appeased. He said he met with the Allens and the Tassinaris and had agreements to purchase the properties. Mr. McLaughlin stated he wrote to the Tuschers and received a call from Karen Tuschler. He learned about her husband's serious illness and Mrs. Tuschler's focus on her husband and his health. Mr. McLaughlin told her he would meet with her anytime, giving his cell number, and she said she'd call him. Mr. McLaughlin said he and Bob would do everything in their power to accommodate them. He continued to say, he was sure he could deal with the Tuschers and they could find a solution. Mr. McLaughlin said in order to move forward, they needed urban renewal plan put into process.

a. Discussion of the June 3, 2016, plan by VHB and the "Local's Alternative" plan by Bob Butler.

Ms. McCollem spoke about the VHB plan, noting the Board voted to move forward at the June meeting. She went over the plan which showed the overlay of Route 58, saying there were two points of access into the industrial subdivision. The first at the south would be using the Cole access road. The northern point of access would be at the intersection.

Ms. Leighton asked about the Webby property and Ms. McCollem stated the triangle is owned by Webby. Ms. Leighton voiced concerns about people zooming into the intersection and a yield sign versus a stop sign. Ms. McCollem agreed the existing condition were not good there. She said in a no-build situation, they would not build. Ms. McCollem referred to all the engineering that goes into the project.

Ms. Leighton said she came out of there and a 18-wheeler pulled out beside her and she could not see, noting that she had to wait until he was gone. She asked if that was going to be a consideration. Ms. McCollem said that would all be redesigned. Ms. Leighton also inquired if there would be a traffic light going in there and Ms. McCollem said a study needed to be done. She added, regardless of what you have, this plan is what you have today.

Chairman Sinclair inquired of Ms. Leighton if she had any more questions and she said she was all set. He then asked Mr. Abatiello if he had anything to add.

Mr. Abatiello wanted clarification on where Montello Street was dead ended. Ms. McCollem said the plan would not change that but, according to the wall-displayed plan, if the project moved forward, the lot lines would change and the portion under the label would be part of the public layout. It would turn north and tie in behind the old Shaw's. Mr. Abatiello wondered if it would be straightening out the sweep and Ms. McCollem said it would. She added, the road lines would change for the public way. Also, the stop sign would be the private property of the sub-division. Mr. Abatiello said he understood. Ms. McCollem continued, Montello would still be open. She said the signage package that would go along with the sub-division would clearly note the industrial park. Mr. Abatiello thanked Ms. McCollem.

Ms. Leighton was further concerned about the entrance and Ms. McCollem reminded Ms. Leighton, don't forget the second entrance. She said the Cole bog road's entrance they would see first. The primary entrance would be the southern one and if they missed it, they would get a second chance.

Chairman Sinclair asked if Ms. McCollem had anything further and she did not.

Chairman Sinclair then moved on to Mr. Butler's "Local's Alternative" plan as well as a letter Mr. Butler had submitted to Ms. McCollem, dated June 8, 2016, which Mr. Sinclair read into the record. He then asked Mr. Butler if the plan had the approval of the locals. Mr. Butler said he could not give a yes at the time but he could say yes now, from the letter. He went over different plans in the letter describing various considerations for the plan. He had one local who did not agree as she wanted a direct ramp off of Route 44. Mr. Butler said it was not going to happen.

Chairman Sinclair asked Mr. Butler to make any comments or to go through his plan. Mr. Butler, from the mic, spoke to the owners in the audience about his concerns with softer curves. He said he didn't know if his plan had merit. Chairman Sinclair said Mr. Butler's idea did have merit and it brought up good alternatives. Mr. Butler stated he had less concern, knowing that two out of the three properties were under agreement. Mr. Butler's idea suggested to maybe change the curve to not take the third property. Chairman Sinclair thanked him for his input.

Chairman Sinclair said he was very interested to see if someone had access off Route 44. Mr. McLaughlin said they would never get access off of Route 44. Ms. McCollem added the Department of Transportation would not allow a break in access with less than a mile between exits. There was further discussion between the board members regarding the Route 44 access. They concluded it was a mute point. Chairman Sinclair thanked all and said they would take the information under consideration.

- b. Discussion of the *preliminary* February, 2016, draft of the URP (subject to substantial revision).

Chairman Sinclair moved on to the discussion of the Urban Renewal Plan document. Ms. McCollem said it was dated from February and it had preliminary information. She noted everything hinged on the conceptual plan that was voted on and unless she heard otherwise, she would go with the original. The board members agreed that was what they voted on.

Ms. McCollem drew their attention to Section 3 (Objectives of the Plan) starting on Page 23. Moving to Page 26, under Zoning, Land Use and Restrictions and Design Controls, she needed the input from the board on this. Ms. McCollem said if the Redevelopment Authority wanted to create controls beyond zoning, this is where they would do it. She said she could provide the board with examples of same as they went along. Chairman Sinclair wondered when it was sent and Ms. McCollem said it was in the previous week on an email list. Chairman Sinclair inquired if any of the board members had a chance to review and the members indicated they had scanned and were not ready to go over it. Ms. McCollem said other engineering documents would be sent out. Chairman Sinclair asked if any board members were ready to make comment and there were none.

- c. Discussion of the June, 2016, Market Overview Study prepared by FXM.

Chairman Sinclair, wanting to go over the FXM Market Study and broker's report, began with the FXM Study. Ms. Leighton went over her highlighted areas in question (including waste management and remediation) from Page 2, Table 1, of the Technical Memorandum. She also referred to the material, saying the town held jobs and lots of money and she wanted some explanation regarding this section.

Ms. Leighton noted the sub-market is Carver plus five towns, the five towns being Kingston, Middleborough, Plymouth, Plympton and Wareham. She questioned if they could define it more finitely, maybe with different colors. She referred to Page 12, Table 4, noting she liked the way it was produced, and wondered if they could break the rest down the same way so she could better understand it. Staying with that section, she had a question on the property tax rate versus the residential property tax rate. Under Summary Findings on Page 13, (third paragraph), she noted the high tax rate was not favorable but it was a good area for warehousing. Ms. Leighton thought it was well written. Mr. Sinclair wanted it better defined for Carver.

Chairman Sinclair asked Mr. Abatiello if he had anything further. Mr. Abatiello said he read this as a compilation of what existed and what was to come. He hoped it would help stabilize or slow down. He said he felt it was just data or forecasting and it could not be seen until it played out. Chairman Sinclair said he expected more in-depth information on this and he thought the tax rate was an issue. He wanted more detail and Ms. Leighton agreed. There was further discussion regarding breaking down the report a bit more.

Chairman Sinclair next brought up the broker's report he received earlier that day from the developer. George McLaughlin addressed the report and said it spoke for itself. He stated the most important thing was that their position was that this was a regional warehouse center and all big companies tended to do the same due diligence. Mr. McLaughlin went on to say if Sysco made a decision that this was a great location, he thought so, too. He spoke briefly about super parks like Myles Standish Industrial Park and other competition.

Mr. McLaughlin said that large regional facilities are a national trend and Martignetti Companies (largest in Mass. of wine and liquor) took the last parcel at Myles Standish so there is no longer competition. He said the industrial sector is trending up, with rents up and vacancy down. When asked about access and when it can be permitted or ready, Mr. McLaughlin said they were out there that day and were proud of what they'd done to make it look better. He said they could not change the access and that he and Mr. Delhome had invested a lot of money to clean it up. Mr. McLaughlin said he was confident all was going forward and he was happy with the report.

Chairman Sinclair asked for comments on the information provided.

Mr. Gordon Massingham of Montello Street said he had a question on the nature of the meeting, a joint meeting. He inquired how many people were on each board. It was determined there were four on the Redevelopment Authority and five on the Business Development Commission. Mr. Massingham said, only three, then no quorum. Chairman Sinclair stated there was a quorum for the Carver Redevelopment Authority. Mr. Massingham questioned where the other people were. He also questioned the property in blue and if it was to be acquired. Ms. McCollem informed Mr. Massingham those were to be acquired. He then asked if the others were not going to be affected, why were they on the list? He refers to Page 3 of the Urban Renewal Plan. Chairman Sinclair noted these were properties in the projected area.

Mr. Butler asked if it was everything in the green line and Chairman Sinclair said yes.

Mr. Massingham said his property was now underwater. He said it was number 23 on the list and it was not to be acquired. Mr. Massingham wondered if it could be removed from the list if it was not to be acquired, as his property was underwater because of this. Ms. McCollem said all the property in the area needed to be documented and if you changed the boundary of the plan, you then could add or remove properties. Mr. Massingham wanted to know what was going to be done to reimburse because he could not sell his house as it was now underwater. He stated he had a well and driveway and he felt it was an issue. Mr. Massingham questioned if he should be suing. Mr. Massingham stated he did not feel the draft was ready for prime time.

Mr. Massingham continued, inquiring what money was there. He felt there were discrepancies in the plan and an owner of a large parcel had expressed interest in purchasing the entire site. Mr. Massingham suggested the board look into the Town of Attleboro as they had a similar situation and maybe they could compare. Lastly, he said he wanted to talk about jobs and economic development. Mr. Massingham said warehouse employment was low paying, back breaking and

most are Hispanic and undocumented workers. He felt a lot of other workers from somewhere would be brought in. Mr. Massingham continued regarding water. He wanted to know if there was enough water out there, then why not on Montello Street? Chairman Sinclair answered that there was not enough pressure. It did not meet the requirements for fire protection and needed to be larger. Mr. Massingham wanted to see a more detailed, with numbers, plan and Chairman Sinclair asked him to put it into writing so they could incorporate and follow up on.

Chairman Sinclair asked for others to speak.

Mr. Robert Butler spoke again. He referred to an older copy of a plan from several months ago and was referring to number 12, the Tucker property which was not listed in February but was in a recent document. He said it was 24-2-E (Number 27-Webby property). Mr. Butler questioned when the blue was going to stop changing. He wanted to know when the plan would be firmed up. Chairman Sinclair said until they got more documentation, he did not expect more changes. He said they kept getting more information so there could be more changes. Mr. Sinclair said he thought they were close.

Ms. McCollem said the board was going with the June plan. She said she could finalize the list based on that and if anything changed, the list was subject to change. Ms. McCollem said she would finalize based on the June plan; that it should not change any of the properties. What would change would be the scope of the partial acquisitions. Chairman Sinclair thanked Mr. Butler.

Plympton Selectman John Traynor was in attendance with fellow Plympton Selectman Christine Joy. Selectman Traynor said he wanted to be a good neighbor but wanted to protect neighbors. He wanted to understand the buildings in the northeast quadrant. He noted one of the residents owned land in Plympton and Carver and their well was in Carver. Selectman Traynor went on to say the second resident had a house in Plympton but their driveway was in Carver.

Selectman Traynor said he was also concerned with the issue of Montello Street from the Plympton side. He wanted to work together to ease these issues and wanted to talk through to protect the residents. Chairman Sinclair inquired about which parcels these were and Ms. McCollem said they were numbered 23 and 25. Chairman Sinclair thanked Selectman Traynor.

Karen Tuscher of 16 Montello Street spoke next. She was questioning why, on the most recent list, their property was valued less and why the tax bills had not broken down the value of the house and land. Ms. McCollem informed her the February plan values were based on the previous fiscal year and the next version will reflect newer values. She said they were based on last year's assessments and she could not answer tax questions; that the assessing department would be the one to ask. Ms. Tuscher said she and her husband did not want their house to be taken away. Chairman Sinclair thanked Ms. Tuscher.

Mr. Richard Jackson of Heather's Path and Zero Montello Street next spoke. He was concerned

about living with a cloud over their heads, for all neighbors, and how long it would go on. Mr. Jackson said if his property was taken it would be virtually worthless. He wanted the cloud over his head removed. Mr. Jackson stated he worked in Cambridge but he could not sell his house now and move. His well was in Carver and his shed and animals were in Carver but some were in Plympton. Ms. McCollem said this was very common. He wanted to add Mr. Butler and withdrew, stating they could speak for themselves.

Ms. McCollem said the Board voted to determine boundaries on the plan. She said to follow the west edge of the layout of Montello Street until it reaches northern property line of the Walsh commercial property. Ms. McCollem said you would remove Jackson property, Massingham property and Butler property from the area and none of the three properties are used for Redevelopment Authority Project.

Ms. McCollem went over the plan, indicating on map. She went over the Jackson property, the Massingham property and also the Butler property. Ms. McCollem said the line could follow the west side of 58 down to Walsh commercial property. She said they could change the boundary and it would remove the three pieces, which they would not be doing anything with, from entire equation.

Mr. Abatiello motioned to move the boundary line. Ms. Leighton seconded the motion. It was voted unanimously to move the boundary line (Move out of plan, #23, #24 and #25) .

Chairman Sinclair asked for any other discussion from the Board and there was none.

Mr. Bill Duggan of 285 Meadow Street, Carver, spoke next. He said the idea of eminent domain seems to be a moral and ethical problem he has. Mr. Duggan said if the properties were eliminated, okay. He lived in South Carver far away but anything could happen. Mr. Duggan said he thought it was a stretch of public good and he thought if all benefitted, good. He then referred to the Sysco plant and the acreage and square footage of the land. Mr. Duggan referred to the question of eminent domain and questioned the taking of Silo Marketplace, something he heard. Chairman Sinclair thanked Mr. Duggan.

Selectman Christine Joy of the Plympton Board of Selectman spoke next. She thanked everyone for letting her voice her concern with Selectman Traynor. Selectman Joy said she knew due diligence was good and she wanted to point out Sysco had an access ramp. She stated she thought they needed to look harder for better access and look away from Montello Street. Selectman Joy challenged the board to maximize the benefit of the park and look bigger.

Ms. Christine Kirkland of 20 Montello, Plympton, spoke next. She said she had been here 20 years and there was no Tractor Supply then. Ms. Kirkland said she always knew something would be built. She then spoke to when the road was shut down. Ms. Kirkland said if the road goes in, she would lose her entire front yard. She stated she felt the signage was not going to work and dangerous trucks drive by. Ms. Kirkland said she wanted to work with someone to see

what they could do.

Jack Franey, 37 Forest Street, Carver spoke next. He stated he had worked 30 years here and was a tax collector at one time. Mr. Franey said he did not recognize any people as owing taxes but the parcel did not pay taxes. He wanted the developer to buy homes and not put in eminent domain. Chairman Sinclair inquired about the owner and Mr. Franey said he was referring to the previous owner. He wanted to know how someone bought a parcel that still had debt. Mr. Franey asked if any selectmen from Carver were present since two from Plympton were. Someone replied that Alan was present.

Selectman Alan Dunham of 11 Rickard Street, Carver, spoke and said this matter was coming before his board. He said they were not making any comments until all came with concerns before the board. Selectman Dunham said they could then voice comments and questions. He explained that this was his rationale for not speaking at the meeting. Selectman Dunham and Chairman Sinclair acknowledged their thanks to each other.

Danielle D. Santos (phonetic) from Carver spoke next. She stated her parents lived here. Ms. Santos questioned if the material was on the website and Ms. McCollem said it was. She said she had brothers who were concerned with a stoplight and she had been in an accident there in the past. Ms. Santos questioned a light study in the area and whether it was being pursued. Ms. McCollem said if it were warranted. Ms. Santos then asked if anyone had any data on existing accidents and Chairman Sinclair said the information was provided by the Carver Police Department. Ms. McCollem added that it was part of the MEPA process for the plan and redevelopment. She said it would be coming but it must be based on real development numbers.

Ms. Santos wanted to know about an economic study, sub-market, and thought they had to do five towns to get numbers. She said she felt it was a mixed forecast in the study. Ms. Santos said she thought it was a risky gamble.

Christine Kirkland stated she wanted to be added to the email list and Chairman Sinclair told her to provide her email address.

Maureen Callahan, 10 Heather's Path, Plympton, next spoke. She said she was looking for a time plan. Chairman Sinclair said there was no crystal ball. Ms. Callahan said she had a realtor to her house to get figures. She was told she could not get a figure because of so many questions right now. Ms. Callahan again inquired about a time and Chairman Sinclair repeated he did not know.

Melissa Singletary, Heather's Path, Plympton, spoke next. She wanted to know what the developers' plan was to make homeowners whole.

Mr. Dennis Callahan, 10 Heather's Path, Plympton, was next. He wanted to know if anyone would respond.

Chairman Sinclair answered that they did not have to respond. He then asked if there were any other questions. There were none. Chairman Sinclair moved the meeting along noting that attendees should provide any questions or comments to the town planner.

2. Correspondence.

Ms. McCollem noted there was a letter in each packet from the Institute for Justice and it was for informational purposes.

3. Bills Payable.

1 bill - Christine Champ (\$75.00)

Chairman Sinclair motioned to pay the bill. Mr. Abatiello seconded the motion. It was voted unanimously to pay the bill for \$75.

4. Minutes: May 23, 2016, and June 6 2016.

Chairman Sinclair moved to table the minutes of May 23, 2016, as Ms. Leighton was not present.

Ms. Leighton moved to accept the minutes of June 6, 2016, as written. Mr. Abatiello seconded the motion. Chairman Sinclair accepted the minutes as written. It is voted unanimously.

5. Treasurer's report.

Ms. Leighton spoke for the month of June. She stated for checking, the amount was \$202.63; the savings account balance was \$33,483.29; the savings interest amount was \$16.20; the Carver Urban Renewal Plan Account balance was \$36,883.10; the interest paid on the Carver Urban Renewal Plan Account was \$5.02.

Mr. Abatiello motioned to accept the Treasurer's Report. Ms. Leighton seconded the motion. It was voted unanimously to accept the Treasurer's Report as submitted.

Ms. Leighton stated she still wanted Valerie (RTC) to come in and she would try to get availability, set it up and let everyone know.

6. Next meeting: August 8, 2016.

Mr. Abatiello moved to have the next meeting on August 8, 2016. Ms. Leighton seconded the motion. It is voted unanimously.

Ms. Leighton moved to adjourn the meeting at 8:56 p.m. Mr. Abatiello seconded the motion. It was voted unanimously.

Exhibits:

Exhibit A: Agenda

Exhibit B: Correspondence (4 email copies)

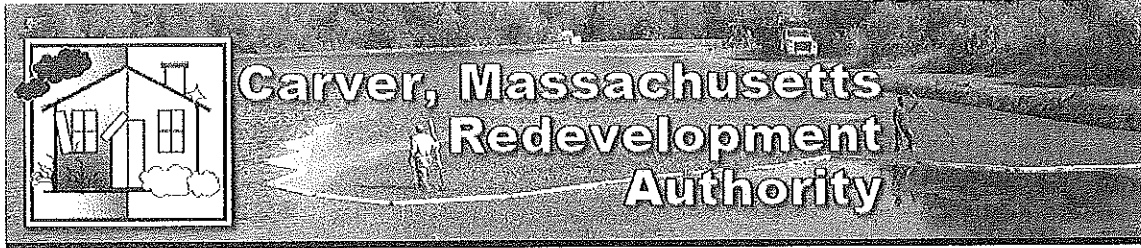
Exhibit C: Potential Access Reconfiguration by vhb

Exhibit D: "A Local's Alternative"

Exhibit E: Draft of URP

Exhibit F: Market Overview Study

Exhibit G: Treasurer's Report



108 Main St, Carver, MA 23330

PUBLIC MEETING NOTICE
POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A,
SECTION 20B

**JOINT MEETING OF THE:
CARVER REDEVELOPMENT AUTHORITY
AND
BUSINESS DEVELOPMENT COMMISSION**

**Monday, July 18, 2016
7:00 pm
Carver Town Hall Room #1**

AGENDA

1. Urban Renewal Plan; 127-acre parcel owned by Rt-44 Development, LLC;
located off Montello Street in North Carver.
 - a. Discussion of the June 3, 2016 plan by VHB and the "Local's Alternative"
plan by Bob Butler.
 - b. Discussion of the *preliminary* February 2016 draft of the URP (subject to
substantial revision).
 - c. Discussion of the June 2016 Market Overview Study prepared by FXM
2. Correspondence (if any)
3. Bills Payable
4. Minutes: May 23, and June 6, 2016
5. Treasurer's Report
6. Next Meeting: August 8, 2016



Treasurer's Report - January thru June 2016

<u>Post Date</u>	<u>Check Number</u>	<u>Description</u>	<u>Checking Account</u>	<u>Savings Account</u>	<u>Principal Loan Account</u>	<u>Interest Loan Account</u>	<u>Carver Urban Renewal Plan Account</u>
Balance 12/31/2015			\$ 602.63	\$ 32,375.69		\$	\$ 40,003.08
1/30/2016		Interest on MM		2.74			1.02
1/30/2016		Interest on CURplan	\$ 602.63	\$ 32,378.43	\$ -	\$ -	\$ 40,004.10
Balance 1/31/2016							(6,675.00)
2/2/2016		Transfer to Ckng - Hayes Developmt					
2/2/2016		Deposit from CURplan	6,675.00				
2/4/2016		1198 Hayes Development Svs	(6,675.00)				
2/19/2016		1197 Christine L. Champ - Minutes/Sectry	(75.00)	2.57			
2/28/2016		Interest on MM					0.80
2/28/2016		Interest on CURplan	\$ 527.63	\$ 32,381.00	\$ -	\$ -	\$ 33,329.90
Balance 2/29/2016							(4,650.00)
3/23/2016		Transfer to Ckng - Hayes Developmt					
3/23/2016		Deposit from CURplan	4,650.00				
3/25/2016		1199 Christine L. Champ - Minutes/Sectry	(75.00)	2.74			
3/31/2016		Interest on MM					0.81
3/31/2016		Interest on CURplan	\$ 5,102.63	\$ 32,383.74	\$ -	\$ -	\$ 28,680.71
Balance 3/31/2016							
4/7/2016		1200 Hayes Development Svs	(4,650.00)				
4/15/2016		1201 Christine L. Champ - Minutes/Sectry	(75.00)	2.65			
4/29/2016		Interest on MM					0.71
4/29/2016		Interest on CURplan	\$ 377.63	\$ 32,386.39	\$ -	\$ -	\$ 28,681.42
Balance 4/30/2016							
5/24/2016		Deposit					
5/24/2016		Rte 44 Development, LLC					
5/24/2016		for FXM Economic Study					
5/24/2016		Transfer to Ckng - Hayes Developmt					
5/24/2016		Deposit from CURplan	1,800.00				
5/24/2016		43 Jill Marie Dr -gas pipe loan		\$ 1,091.40			
5/24/2016		pay back, sold the house		2.76			
5/31/2016		Interest on MM					0.77
5/31/2016		Interest on CURplan	\$ 2,177.63	\$ 33,480.55	\$ -	\$ -	\$ 36,882.19
Balance 5/31/2016							
6/3/2016		Christine L. Champ - Minutes/Sectry					
6/3/2016		1202 1mtg, 1/2 mtg no quorum	(100.00)				
6/7/2016		1203 Hayes Development Svs	(1,800.00)				
6/8/2016		1204 Christine L. Champ - Minutes/Sectry	(75.00)	2.74			
6/30/2016		Interest on MM					0.91
6/30/2016		Interest on CURplan	\$ 202.63	\$ 33,483.29	\$ -	\$ -	\$ 36,883.10
Balance 6/30/2016							

Page 2