Devens Enterprise Commission (DEC)
Executive Committee Meeting
Remote Hybrid
Minutes March 24, 2026

Members (remote): William Marshall, Marty Poutry, Deborah Seeley
Staff (remote): Neil Angus
Members Absent: Christopher Lilly, Paul Routhier

(7:30 AM) Chairman William Marshall called the meeting to order

Mr. Marshall read that this Devens Enterprise Commission (DEC) Executive Committee Meeting is being held virtually pursuant to the March 28,2025, Act signed by the Governor extending the ability of state and local public meetings to be held in a hybrid or remote format through June 30, 2027. Interested individuals can listen in and participate by phone and/or on-line by following the link and phone # above. Persons with disabilities or requiring interpretation wishing to listen or participate should contact 978.772.8831 x3334. In accordance with the State's Open Meeting Law, we wish to inform all attendees that this meeting will be recorded by the Devens Enterprise Commission.

(7:32 AM) Mr. Marshall conducted the roll call for today's meeting.

(7:33 AM) Mr. Marshall reviewed the agenda of this morning's meeting.

(7:35 AM) Devens Enterprise Commission FY 2027 Draft Budget Discussion: Mr. Angus went over the Projected Revenue noting the expectation of fewer Building Permits this year but the permits that should be coming in will be high dollar for buildings being fit up for companies, such as Commonwealth Fusion Systems buildings 3 & 5 as well as the three buildings that Quiet Logistics leaving have already had a number of other companies showing interest in them. VulcanForms is working on expanding into Jackson Road. King Street Properties has a few properties that they have built and are now working on leasing them, which will result in Level 1 permits to fit up the interior. Mr. Angus also noted 18 Independence Drive has made exterior improvements and still has Interior fit up still to come in. Mr. Angus noted that the Estimate Revenue is $1.5M and as of March 23rd the Revenue is $1.3M so he believes we are on track. Mr. Marshall asked if there were any questions. Ms. Seeley noted that the Interest on our investments are showing progress and hopes that it will continue. Mr. Marshall noted the interest is generating more revenue. Mr. Marshall asked about the income from the Residential permits that should be coming in? Mr. Angus noted that the residential permits don't bring in the same dollars a commercial permit does. Mr. Angus also noted that MassDevelopment has hired a new assessor and they are reevaluating the property in Devens which could result inf the 2% of MassDevelopment taxes going up. Mr. Angus then went over the Expense starting at the bottom line noting that the estimate of $1.5M expense is 23% under the projected revenue estimate. Mr. Angus noted the key expenses for next year: **Office Renovation**, MassDevelopment is going to be renovating the office building and Mr. Angus has added $10K this year to add to the $10K noted last year to cover the renovation plans. Mr. Angus noted that he is planning to work with Devens Eco-Efficiency Center to reduce some of the fees with office furniture form there. **MassDevelopment Lease:** Mr. Angus noted Lease has been renewed, this lease covers more the space, IT and Copy Services. **Website Upgrade:** Mr. Angus noted that he had been looking to update the Website for a while and this upgrade could get the website covering Disabilities Act. Mr. Angus also noted that he would like to refresh the Business Logo as well. **Special Projects:** Mr. Angus noted that he is looking to hire an intern to work on a Forest Project and the Street Tree Project. Devens Eco-Efficiency Funding yearly funding as well as the Special Funding ($86K). Ms. Seeley thought the expense side was well thought out. She also asked about the possibility of recognizing the Commissioners for the work they have been doing, not something extravagant, possibly a dinner or something like that. Mr. Marshall agreed and suggested maybe a yearly dinner of recognition. Mr. Marshall suggested Mr. Angus add $3K place holder and Mr. Angus noted that there is a line item for Commissioner Training that he thought it could cover this. Mr. Marshall asked if there were any other questions, none were asked. Mr. Marshall noted that the draft budget Mr. Angus presented is reasonable. Mr. Marshall asked for a motion to bring the draft budget forward to the Commission at the next meeting on March 31st. **The motion was made by Ms. Seeley and seconded by Mr. Poutry. The motion was unanimously approved by a roll call vote.**

(8:08 AM) Mr. Marshall asked if there are any other items. Mr. Angus noted that there is a grant that he is looking to apply for. The grant deadline is this Friday so he is asking for the Executive Committee to support him moving forward and Mr. Angus noted that he will update the commissioners next week at the Public Hearing. Mr. Marshall asked for a motion to support Mr. Angus moving forward with the Grant application. **The motion was made by Ms. Seeley and seconded by Mr. Poutry. The motion to move forward with the grant was unanimously approved by a roll call vote.**

(8:10 AM) Mr. Marshall asked if we should think about hiring a grant writer? Mr. Angus said based on the number of grants we do apply for there isn't a need for a grant writer. The main outcome is the exposure for DEC. Mr. Angus noted that the DEC has been recognized as a leader a number of times.

(8:12 AM) Mr. Angus noted that MASDEP is looking to modify their Noise Policy and has they have asked DEC for their input. Mr. Angus noted that he and our consultants have submitted comments to try to keep their policy as is.

Mr. Marshall noted that we have Quiet Logistics, who have occupied 3 buildings leaving and King Street Properties having a number of buildings they built still vacant and there are still lots of other changes still to come. Mr. Angus noted that we need to remain diligent with our regulations, policies and guidelines and expedited and unified permitting to attract and retain businesses.

(8:18 AM) Mr. Marshall asked for a motion to adjourn. The motion was made by Ms. Seeley and seconded by Mr. Poutry. The motion to adjourn was unanimously approved by a roll call vote.