

**CITY OF WOBURN
CITY COUNCIL
COMMITTEE ON FINANCE
CITY COUNCIL CHAMBER
WOBURN CITY HALL
MONDAY, AUGUST 11, 2025, at 6:00 p.m.**

Voting Members present: Chair Charles Viola, Councilor Joseph Demers and Councilor Robert Ferullo. Absent: Councilor Darlene Mercer-Bruen and Councilor Joanne Campbell

Non-voting Members present: Councilor Lou DiMambro, Councilor William Pappalardo, and President Jeffrey Dillon. Absent: Councilor Robert Toro

Also present: Mayor Michael Concannon, City Auditor Charles Doherty and Chief Appraiser John Connolly

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Reading and approval of previous meeting minutes: Motion made by Councilor Demers and seconded by Councilor Ferullo to dispense with the reading of and approve the minutes of the meetings of May 28, 2025; May 29, 2025; and July 22, 2025; all in favor, 3-0-2.

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Order approving and authorizing Mayor to enter a Payment in Lieu of Property Taxes Agreement with Onyx Development Group LLC at 120 Commerce Way: Mayor Concannon said the administration is before the committee tonight for an endorsement of an order that will allow him to enter into an agreement with Onyx Development Group. He said Chief Appraiser Connolly and City Auditor Doherty are present to answer any technical or financial questions from the committee. Chief Appraiser Connolly said there are two things to be aware of. He said the first thing is that state law has changed and is continuing to evolve. He said under the old regulations the dollar amount value for solar panels was included in the tax levy. He said the law changed and it is now part of receipts. He said there are two different sets of billing requirements, one under the old law and the other on page 3 of the recap sheet. He said the committee should be very familiar with the solar pilot program. He said the city established guidelines for any solar development that comes into the city. He said the regulations have uniformity and conformity. He said the established price per megawatt is \$1,350. He said the annual escalator is 2.5 percent every year for a 20-year term of the agreement. He said typically these units start to deteriorate after 20 years. He said this is a standard agreement. He said this agreement applies to 120 Commerce Way, which he said is a mixed use commercial and residential development with retail on the first floor. Motion made by Councilor Demers and seconded by Councilor Ferullo that the order “ought to pass;” approved, 3-0-2.

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MOTION made by Councilor Demers and seconded by Councilor Ferullo to adjourn; all in favor, 3-0-2. Chair Viola adjourned the meeting at 6:08 p.m.

A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees