

Southfield Redevelopment Authority (SRA)
Board of Directors Remote Participation Meeting
Wednesday, February 03, 2021 @ 7:00pm

Directors Remotely Present, via Attendance Rollcall:

Tom Henderson, Chairman
David Rubin, Vice-Chairman
Pat O’Leary, Clerk
Kelli O’Brien McKinnon
Robert Rizzi
Brittany Besler
Chris Primiano
Kevin Donovan

Also Remotely Present: Jim Young, Land Use Administrator
Eric Hart, Treasurer
Patricia Fitzgerald, Recording Secretary

The Chairman called the meeting to order at 7:00pm and said:

*In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, the Southfield Redevelopment Authority (“the Authority”) shall be meeting remotely until further notice. The **application Webinar #842-7749-1256** provided through **ZOOM** and a **Passcode of 417721** will be used for this purpose.*

The Zoom online link and dial-in instructions were provided 48 hours in advance of the meeting.

This application will permit the public to access and participate in future Board meetings and hearings. We extend our thanks for your understanding and participation in this manner, which is intended to keep members of the Board and the public safe.

This meeting may be recorded via Zoom.

Open Session Minutes

VOTED: Motion of Bob Rizzi, seconded by Kevin Donovan, to accept the January 20, 2021 minutes as written.

8-0-0 unanimous rollcall vote

Blight Ordinance

Chris Primiano raised a concern about the condition of the existing and former Navy-owned buildings as well as gravel/rock processing activities occurring on property owned by Washington Capital.

Discussion ensued around enforcement of Weymouth's blight ordinance as well as whether or not the processing activities required specific permitting.

Mr. Primiano did not suggest that the Authority needed its own ordinance, but that he wanted to discuss these concerns and identify whether or not any actions should be taken.

The discussion was tabled, and it was agreed that further review of the processing activities was warranted.

VOTED: Motion of Chris Primiano, seconded by Bob Rizzi, to table the blight ordinance discussion 8-0-0 unanimous rollcall vote

Treasurer's Report

-Resolution for Amendment to Exhibit A (Series 2020A Improvements) of the 2010A Infrastructure Development Revenue Bond Refunding Amended and Restated Trust Indenture:

Chairman Henderson said in order to upgrade a section of sewer pipe on Route 18, \$23,200 is now needed for the design work. This work can be defined as a specific project under the 2020A Bond Indenture, and a resolution has been prepared and reviewed by bond counsel.

Chairman Henderson read the resolution:

WHEREAS, the Southfield Redevelopment Authority (the "Authority") issued its \$13,295,000 Infrastructure Development Revenue Refunding Bonds, Series 2020A, dated December 18, 2020 (the "Bonds"), pursuant to Chapter 291 of the Acts of 2014, as amended (the "Act"), and the Authority's Amended and Restated Trust Indenture dated as of December 1, 2020 (the "Indenture"), between the Authority and Wells Fargo Bank, N.A., as bond trustee (the "Trustee"), in order to refund the Authority's Infrastructure Development Revenue Bonds, Series 2010A, pay costs of issuing the Bonds, fund a reserve fund for the Bonds, and pay costs of certain public infrastructure projects identified in Exhibit A of the Indenture, as the same may be amended from time to time (the "Series 2020A Improvements"); and

WHEREAS, the Indenture authorizes the Authority to amend Exhibit A and the list of Series 2020A Improvements by resolution of the Board of the Authority;

WHEREAS, the Authority wants to proceed with funding the design and technical specifications for the Route 18 Sewer Work project, which is one of the Series 2020A Improvements, and must amend Exhibit A to identify such preliminary costs of the Route 18 Sewer Work project as a separate and distinct project component constituting its own Series 2020A Improvement in order to satisfy certain requirements of the Indenture;

NOW, THEREFORE, BE IT RESOLVED by the members of the Board of the Authority, pursuant to the Act, as follows:

Section 1. The Authority hereby approves the use of \$23,200 of proceeds of the Bonds to fund costs of designing and preparing technical specifications for the Route 18 Sewer Work project (the "Project"). Pursuant to Section 10.01(c) of the Indenture, the Authority hereby amends Exhibit A of the Indenture to add the Project as new Series 2020A Improvement eligible for funding from proceeds of the Bonds, which amended Exhibit A shall be in the form attached hereto.

Section 2. Each Authorized Officer (as defined in the Indenture), acting singly, is hereby authorized to do all acts and things, and to approve, execute and deliver any and all documents, certificates, and other instruments necessary or desirable to effectuate the amendment to Exhibit A of the Indenture, including, without limitation, a supplemental indenture by and between the Authority and the Trustee providing for the amendment to Exhibit A of the Indenture.

Section 3. This Resolution shall take effect immediately.

VOTED: Motion of Tom Henderson, seconded by Bob Rizzi, to add the design plans and technical specifications for Route 18 sewer work, description, and preliminary costs, related to the Route 18 sewer work.

8-0-0 unanimous rollcall vote

Public Comments

Mary Parsons of Rockland requested copies of documents discussed at the January 20th meeting and would like this evening's information as well; Chairman Henderson said he would provide it. Ms. Parsons also requested an update on development within the Abington and Rockland sections of the project.

Chairman Henderson said that will not be known until a Master Developer is on board. He will put it on the agenda for the next meeting.

-Transfers

Measure 20-018 (RESCIND)

Chairman Henderson said the funds that were recently transferred from the Stabilization Fund are no longer required as the expenses for the Route 18 sewer project design can now be paid from the Bond Proceeds.

VOTED: Motion of Tom Henderson, seconded by Kevin Donovan, that the Board of Directors RESCIND the transfer of \$40,000 from the Stabilization Fund into a new Route 18 Sewer Improvements Fund made on September 23, 2020.

8-0-0 unanimous rollcall vote

Measure 21-02

Chairman Henderson said funding is needed for design, permitting, and bid documents for Sewer Pump Station #1 improvements; they hope to get the work done as soon as they have control/possession of the property.

VOTED: Motion of Tom Henderson, seconded by Kevin Donovan, that the Board of Directors authorize the transfer of \$40,300 from the Stabilization Fund into a new Sewer Pump Station #1 Improvements Fund

8-0-0 unanimous rollcall vote

Topics Not Reasonably Anticipated by the Chairman 48 hours in advance of the Meeting:

Chairman Henderson said there was an unfortunate incident over the weekend at the Mastlight site. He has spoken to the owners, Corcoran Management, and Peter Mahoney assured him this was an isolated incident, and that it is standard protocol for all of their residents to go through credit and criminal background checks.

Executive Session

Chairman Henderson said the Board would be going into Executive Session (1) to approve executive session meeting minutes for the following dates: November 18, 2020, December 2, 2020 and January 20, 2021, (2) to discuss strategy with respect to pending litigation and litigation that is otherwise demonstrably likely where an open meeting may have a detrimental effect on the bargaining or litigating position of the Southfield Redevelopment Authority pursuant to Gen. L. c. 30A Section 21(a)(3) to wit SRA v. LStar Southfield, LLC, et al, (3) to consider the purchase, exchange, lease, or value of real property, the disclosure of the property itself would have a detrimental impact on the bargaining position of the Southfield Redevelopment Authority, and (4) to discuss strategy with respect to contract negotiations with non-union personnel, and not to reconvene in Open Session.

**VOTED: Motion of Tom Henderson, seconded by Kevin Donovan, to go into Executive Session and not to reconvene in Open Session.
8-0-0 unanimous rollcall vote**

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

- Resolution for Amendment to Exhibit A of the 2020A Bond Indenture
- Measure 21-18 (Rescind)
- Measure 21-02