

Southfield Redevelopment Authority (SRA)  
Board of Directors Remote Participation Meeting  
Wednesday, March 3, 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 #896-0157-4627** provided through **ZOOM** and a **Passcode of 794664** 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 Tom Henderson, seconded by Kelli O’Brien McKinnon, to accept the February 17, 2021 minutes as written.**

**7-0-0 unanimous rollcall vote (Robert Rizzi not connected yet)**

**Conservation Commission:**

**-Northland Residential LLC – Request for a Certificate of Compliance (COC)  
MassDEP File #SE081-1223**

Chairman Henderson said this request is regarding the front loader dumping fill into the wetlands behind Dorset Park.

Mr. Young said this 2018 Order of Conditions required a monitoring phase; Mr. Ivas has inspected the site and is satisfied with the established vegetation. Mr. Young is recommending issuance of the COC.

*Public comments: none*

Measure 21-04 Certificate of Compliance, Northland EO, (MassDEP File #081-1223)

**VOTED: Motion of Tom Henderson, seconded by Kevin Donovan, to move that the Conservation Commission issue a Certificate of Compliance for the wetland restoration work required pursuant to the Enforcement Order issued to Northland Residential.  
7-0-1 rollcall vote; Dave Rubin abstained**

**Treasurer’s Report:** Mr. Hart noted his current continuing education schedule.

**Topics Not Reasonably Anticipated by the Chairman 48 hours in advance of the Meeting:**  
none

**Next Meeting:** March 17, 2021

**Executive Session**

Chairman Henderson said the Board would be going into Executive Session (1) 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, (2) 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 (3) 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 Kelli O'Brien McKinnon, to go into Executive Session and not to reconvene in Open Session.  
8-0-0 unanimous rollcall vote**

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

**Documents reviewed during the meeting:**

-Measure 21-04