

Southfield Redevelopment Authority
Board of Directors Emergency Meeting
Wednesday, March 18, 2020 @ 3:00pm

Directors Remotely Present, via Attendance Roll-Call:

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

Also Remotely Present:

Jim Young, Land Use Administrator
Eric Hart, Treasurer
Bob Galvin, Attorney
Patricia Fitzgerald, Recording Secretary

The Chairman called the meeting to order at 3:00pm.

Instructions by the Chair

*Chairman Henderson said that 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 shall be meeting remotely until further notice. The **application Webinar #758-736-272** provided through **Zoom** and a **Passcode of 231323** will be used for this purpose. An online link will be provided on all meeting agendas:*

https://zoom.us/webinar/register/WN_wQ-jb9LEQZWSU5RVsUeNpw

This application will permit the public to access and participate in future Board meetings and hearings. Instructions for joining meetings in this manner will be provided by the Towns and/or Town Clerks’ websites for the three towns of Weymouth, Rockland and Abington. 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 will be recorded via Zoom.

Attorney Galvin said that roll-call attendance and votes will be required.

Open Session

Declaration of Emergency

WHEREAS, the 2019 Novel Coronavirus (COVID-19) is a highly contagious and potentially fatal respiratory disease, the prevalence of which is increasing rapidly throughout the world, inclusive of the United States and the Commonwealth of Massachusetts; and

WHEREAS, on March 11, 2020 the World Health Organization designated the COVID-19 outbreak a Pandemic Health Emergency; and

WHEREAS, on March 10, 2020, the Governor of the Commonwealth of Massachusetts issued a Declaration of a State of Emergency to Respond to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States announced a national declaration of emergency; and

WHEREAS, on March 15, 2020, Governor Baker announced emergency actions to respond to the evolving COVID-19 public health emergency impacting the Commonwealth, including prohibitions on public gatherings of twenty-five or more people and prohibiting on-premises consumption of food or drink at bars and restaurants from March 17, 2020 until April 6, 2020, as well as suspension of elementary and secondary school educational operations from March 17, 2020 until April 6, 2020; and

WHEREAS, the Southfield Redevelopment Authority, in consultation with the State Department of Public Health has determined that COVID-19 presents a major disaster which poses an immediate threat to public health, safety, and general welfare of people residing both within and outside of Union Point, in Weymouth, Rockland and Abington; and

WHEREAS, the Board of Directors of the Southfield Redevelopment Authority have determined that immediate public action is needed in order to prevent or minimize the spread of COVID-19 by and among the people living at Union Point; and

WHEREAS, declaring a state of emergency will facilitate and expedite the use of resources to protect persons from the impacts of COVID-19, including but not limited to emergency expenditures pursuant to Massachusetts General Laws, Chapter 44, Section 31 and limitations on operating hours and access to public buildings; and

WHEREAS, the Mayor of Weymouth and Boards of Selectmen in Rockland and Abington and their Boards of Health have recommended that a state of emergency be declared for Union Point.

NOW THEREFORE, we the Board of Directors of the Southfield Redevelopment Union Point, hereby declare that state of emergency exists in Union Point as of March 18, 2020. This declaration of emergency shall remain in effect until further notice is given, pursuant to our judgement that the conditions leading to the declaration no longer exist.

Pat O'Leary pointed out a typo in the last paragraph; it should say Southfield Redevelopment Authority (SRA), not Union Point.

VOTED: Motion of Bob Rizzi, seconded by Pat O'Leary, to accept the March 18, 2020 Declaration of Emergency 8-0-0 unanimous roll-call vote

Discussion and Vote - Temporary South Shore Hospital (SSH) Medical Lab on SRA property/Capital Management, Inc. property

Chairman Henderson said Pat O'Leary called him Thursday saying that the SSH wanted to put up a testing facility within Union Point. He talked to the Building Inspector on Friday and Washington Capital was working on legalities. As of Friday, SSH was still looking for another location in Weymouth.

The Board's opinion is that the Mayor put forth an emergency declaration and they feel this is a public health need. They will be setting up at SSH's existing employee parking area at the corner of Delahunt Parkway and Shea Memorial Drive. They have submitted a proposed license agreement which includes a site plan and an operational plan. SSH has given their assurances that there will be police details, traffic mitigation, signage, SSH's private security, trash mitigation, and biohazard protection. Chairman Henderson said that SSH is working to get things in place and it is important to get this voted today.

Chairman Henderson said they will be using the Emergency Declaration for the next 30 days for their temporary approval. SSH will have to file a site plan application by the end of the week and a formal site plan meeting will take place within the next 30 days to secure a formal approval to allow the facility to operate beyond the first 30 days. A preliminary estimate is that this facility could be operational for 90 to 120 days.

This will be a drive-up testing facility for those suspected to have symptoms of COVID-19; the person is swabbed in the car and is seen by appointment only. Weymouth and SSH will provide needed assistance with site logistics.

Atty. Galvin said he learned of this Monday, March 16th. He was informed it would be authorized by the SRA. He said, per Atty. Joe Callanan, Weymouth solicitor, a more suitable location within Weymouth could not be found.

Atty. Galvin said that it was determined that a portion of the site is already owned by Washington Capital and licensed to SSH, while a majority of the site is still owned by the Navy and leased to the SRA under the LIFOC. SRA has been added to the licensing arrangement so they have indemnity and insurance against any kind of issues or damages, provided SSH obtains site plan approval from the SRA within the next 30 days.

Chairman Henderson said the Navy has given their approval to use the site.

Atty Galvin said at some point it needs to be determined if any portion of the revenue that SSH is paying to Washington Capital should be equitably apportioned to SRA.

Kevin Donovan said, considering the Governor's declaration, is there any reason why the Board can't give full site plan approval under the Emergency Declaration that was just voted on.

VOTED: Motion of Kevin Donovan, seconded by Bob Rizzi, to approve the temporary site plan to allow the tent to go up on the property discussed and further that the approval is on the basis of, and has the life of, the governor's declaration of a state of emergency. At such time as the state of emergency is expired or rescinded, the temporary site plan approval will be rescinded. This is being done in the interest of public safety and of the emergency nature of the issue.

8-0-0 unanimous roll-call vote

Brittany Besler said she did not see in the License Agreement any mention of police details, "By Appointment Only", or the temporary traffic control markers.

Chairman Henderson said he would confirm those items, adding they can be made part of the conditions. He also confirmed with the Board that changes to the testing facility will require additional approval by the SRA.

VOTED: Motion of Kevin Donovan, seconded by Bob Rizzi, to approve the License Agreement with conditions mentioned.

8-0-0 unanimous roll-call vote

Public Comments: none.

After some discussion the matter of the police detail will be determined by the Weymouth and/or Rockland Chief of Police.

VOTED: Motion of Bob Rizzi, seconded by Pat O'Leary, that there shall be a police detail as determined by the Chief of Police in Weymouth and/or Rockland.

8-0-0 unanimous roll-call vote

VOTED: Motion of Brittany Besler, seconded by Kelli O'Brien-McKinnon, to authorize the Chair to sign off on the Board's authorizations.

8-0-0 unanimous roll-call vote

VOTED: Motion of Brittany Besler, seconded by Kelli O'Brien-McKinnon, to authorize Attorney Galvin to collect money, if necessary, for the proposed land use.

8-0-0 unanimous roll-call vote

Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting: none

Adjournment

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Dave Rubin, to adjourn at 3:35pm
8-0-0 unanimous roll-call vote**

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

Declaration of Emergency

License Agreement for SSH test site