

Southfield Redevelopment Authority  
Board of Directors Remote Participation Meeting  
Wednesday, April 22, 2020 @ 3:00pm

**Directors Remotely Present, via Attendance Roll-call:**

Tom Henderson, Chairman  
David Rubin, Vice-Chairman  
Pat O’Leary, Clerk (*connected at 3:13*)  
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.

*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 #220-890-7242** provided through **Zoom** and a **Passcode of SRA02190** will be used for this purpose.*

The Zoom online link: <https://zoom.us/j/2208907242?pwd=cGZ2dTNCNVh2TkRDbm14VWNHUnhlUT09> was sent out, along with dial-in instructions.

*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 will be recorded via Zoom.*

**Instructions by Chair**

Chairman Henderson provided instructions and pointed out that all votes will need to be roll-call votes.

## Open Session Minutes

**VOTED: Motion of Kevin Donovan, seconded by Kelli O'Brien McKinnon, to accept the March 3, 2020 minutes, as written.**

**6-0-1 roll-call vote; Bob Rizzi abstained**

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by Dave Rubin, to accept the March 18, 2020 minutes, as written.**

**7-0-0 unanimous roll-call vote**

## Treasurer's Report

### Measure 20-007 Sewer Pump Station #1 Cleaning (additional funds)

Treasurer, Eric Hart, said a bill was received from Williamson Pump for \$76,668 to cover the tank cleaning. Originally, \$40,000 was transferred toward the total cost of \$76,668, this leaves a balance of \$36,668.

Measure 20-007:

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by Kevin Donovan, that the Board of Directors authorize the transfer \$20,000 from the Phase 1A Definitive Subdivision Plan Performance Bond and appropriate \$16,668 from the Utilities Enterprise Fund Balance for a total of \$36,668 to the Utility Enterprise Fund line item Other Professional Services for Tank Cleaning services.**

**8-0-0 unanimous roll-call vote**

### Measure 20-008: Navy Sewer Pump Station Repair (replace grinder)

Chairman Henderson said that Williamson Pump stated that the grinder was beyond repair. Williamson provided a quote for \$38,136.58 which will come from the Enterprise Fund. He explained the New Hope Building is on this pump station and that this repair is a necessity.

Measure 20-008

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Kevin Donovan, to authorize the Board of Directors to appropriate \$38,136.58 from the Enterprise Fund Balance to Other Professional Services for the replacement of the grinder at the Navy Sewer Pump Station, hereby noting the public safety and convenience and necessity therefore, and also exempting said transaction from Chapter 30B of the General Laws.**

**8-0-0 unanimous roll-call vote**

### Measure 20-009: Shea Drive and Memorial Grove Avenue Sidewalk Repairs

Land Use Administrator, Jim Young, said that, over the last 12 years, several sidewalk panels on Shea Drive and Memorial Grove Avenue have risen up and this could create a tripping hazard.

Mr. Donovan asked if this expense would be segregated for reimbursement; Mr. Hart said any items that come from the General Fund will be billed to Washington Capital.

Mr. Young said the subject property is owned by Southfield Redevelopment Authority (SRA).

Measure 20-009:

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Kevin Donovan, that the Board of Directors authorize the transfer of \$8,380 from the Planning Engineering Services Account to the Grounds Maintenance Account for sidewalk repairs on Shea Drive and Memorial Grove Avenue.**

**8-0-0 unanimous roll-call vote**

#### **Upcoming meetings**

Chairman Henderson said the meetings will return to the two-week schedule and continue to be held remotely until the Declaration of Public Health Emergency is lifted by the Governor.

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

#### **EXECUTIVE SESSION**

Chairman Henderson said the Board will 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, and (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 not to reconvene in Open Session.

**VOTED: Motion of Tom Henderson, seconded by Pat O'Leary, to go into Executive Session**

**8-0-0 unanimous roll-call vote**

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

#### **Documents reviewed during the meeting:**

Measures 20-007, 20-008 and 20-009