

Southfield Redevelopment Authority (SRA)  
Board of Directors Remote Participation Meeting  
Wednesday, April 28, 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 (connected at 7:09pm)  
Brittany Besler  
Chris Primiano  
Kevin Donovan

**Also Remotely Present:** Jim Young, Land Use Administrator  
Eric Hart, Treasurer

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 #867-2672-6543** provided through **ZOOM** and a **Passcode of 946143** 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 Kelli O’Brien McKinnon, seconded by Tom Henderson, to accept the March 17, 2021 minutes as written.**

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

*Taken out of order:*

**Measure 21-05: Building 11 (Caretaker Site Office) Demolition Contract: Discussion and Possible Vote**

Chairman Henderson said the estimated cost for taking down the Caretaker Building #11 has been reduced from \$75,000 to \$50,100. This will cover the demolition and the abatement.

Mr. Young said the lowest bidder on was Costello Dismantling. The \$50,100 will cover \$46,100 to Costello and \$4,000 for Vertex, the environmental monitor, during the abatement process.

**Measure 21-05:**

**VOTED: Motion of Kevin Donovan, seconded by Chris Primiano, that the Board of Directors hereby appropriates \$50,100 from the Infrastructure Development Revenue Refunding Bond Series 2020A Improvement Project Fund for the Building 11 (Caretaker Site Office) Demolition Project; and hereby authorizes the Chair or Vice Chair to execute the agreements with Costello Dismantling Company, Inc. and The Vertex Companies, Inc. as presented.**

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

**Exclusive Negotiation Agreement (ENA) between Southfield Redevelopment Authority and BPD Union Point LLC - Extension Discussion and Possible Vote**

Chairman Henderson said they were hoping, by now, to have a long-term ENA to take them through next year.

Atty. Galvin said he thinks they have, fundamentally, an agreement as BPD Union Point has essentially agreed to what the SRA was looking for, budgetary-wise. He requested two more weeks to meet with Atty. Sullivan and Mr. Twohig to work out the remaining details.

Mr. Donovan said the budget cannot be approved without an ENA agreement in hand; this needs to be done immediately.

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by Tom Henderson, to agree to extend the current ENA to May 14, 2021 and to authorize Atty. Galvin to engage in order to complete**

**8-0-0 unanimous rollcall vote**

**Measure 21-06: Route 18 Sewer Improvement Project: Discussion and Possible Vote**

Atty. Galvin said that Atty. Callanan, Weymouth solicitor, said under the proposed Inter-Municipal Agreement the SRA would have the ability to make direct payments to MassDOT, or reimbursement payments to Weymouth.

Chairman Henderson said that part of the bond infrastructure plan is to do Rte. 18 sewer upgrades and time is of the essence; MassDOT wants an agreement before May 1<sup>st</sup>. He said this is important to get done before final paving activities occur later this year.

Mr. Young said there is an overall cap of \$957,040 that is requested to be utilized for this project. This was part of the bond revenue refinancing in December. Environmental Partners was engaged to advance the actual design work which has been incorporated into the current as-built plans. The general contractor, Gioioso & Sons, gave a price of \$885,040 which includes a 10% contingency. Environmental Partners' cost to perform construction phase services would be capped at \$72,000.

Mr. Young said there will be a two-step process to release the work:

1. Authority enters into Inter-municipal Agreement with the Town of Weymouth to reimburse them for their costs.
2. Town of Weymouth and MassDOT to amend the existing Non-Participating Agreement that Town of Weymouth has with MassDOT for extra work above and beyond what MassDOT contracted out.

Mr. Young said there is limited time to be able to work collaboratively with Town of Weymouth and MassDOT in a way that does not impact the overall Route 18 construction schedule.

Mr. Donovan said he wants it on the record that they need to make sure that Brookfield understands that he would have held this up until the ENA is resolved. He is very concerned, and wants the ENA completed without any feet dragging; there is a May 1<sup>st</sup> deadline.

Atty. Galvin asked for signatures on the Inter-Municipal Agreement to be electronically signed.

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien McKinnon, that the Board of Directors hereby appropriates \$957,040.00 from the Infrastructure Development Revenue Refunding Bond Series 2020A Improvement Project Fund for the Route 18 Sewer Improvement Project; to execute the Intermunicipal Agreement with The Town of Weymouth, and to contract with EPG in accord with the EPG proposal, as presented; 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 rollcall vote**

### **Treasurer's Report**

Mr. Hart said he hopes to get the third quarter financials for internal year-to-date numbers to the Board members soon.

*Public comments: none*

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

### **Executive Session**

Chairman Henderson said the Board would be going into Executive Session to: (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 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:**

Measure 21-05

Measure 21-06