

Southfield Redevelopment Authority
Board of Directors Remote Participation Meeting
Thursday, May 7, 2020 @ 6:00pm

Directors Remotely Present, via Attendance Rollcall:

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 6:00pm 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 shall be meeting remotely until further notice. The **application Webinar #837 8231 9433** provided through **ZOOM** and a **Passcode of 010586** will be used for this purpose.*

The Zoom online link <https://us02web.zoom.us/j/83782319433?pwd=a1Y5cEhOdWI4dDRUekVVOTMvUTlhUT09> and dial-in instructions were provided 48 hours in advance of the meeting.

This application will permit the public to access and participate in this, and 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 meeting instructions.

Open Session Minutes

VOTED: Motion of Bob Rizzi, seconded by Kelli O'Brien McKinnon, to accept the April 22, 2020 minutes, as written.

8-0-0 unanimous rollcall vote

Treasurer’s Report

Treasurer, Eric Hart, gave a FY2020 year-to-date report (July 1, 2019 through March 31, 2020):

-General Fund:

Actual revenue of \$1,689,997, less expenses of \$1,816,332, leaves a slight deficit of (\$126,334).

-Enterprise Fund:

The Enterprise Fund took in \$80,000 from transfers (other transfers are pending) and spent out \$150,000 for mostly capital-type items that have been partially funded primarily by the Phase 1A performance bond settlement awarded to SRA.

Mr. Donovan asked about the remaining Developer Fee revenues in the General Fund; Mr. Hart said that Washington Capital had not provided reimbursement for the past two months of expenses (February and March 2020).

Mr. Donovan commented that the FY21 Budget should be shown to the SRA Board before it goes to the Advisory Board.

It was duly noted.

Public comments

- Joseph Shea of Abington, and member of the SRA Advisory Board, asked about payments due for snow removal, police, fire, etc.; Mr. Henderson said there should be no additional charges.
- Mary Parsons of Rockland asked who owes Developer Fees; Mr. Hart said that currently it is Washington Capital and prior to that it was LStar.

-Transfers: Measure 20-010: Building 16 foundation backfill

Mr. Young said that he is continuing to address hazards on the site and one that needs to be addressed is an existing excavation site at the Building 16 location (the backfilling was not completed by LStar). This is about a ¼ acre area at the corner of Shea Memorial Drive and the detour road that runs past the hangar. He said that Rudy V. Pompeo, Inc. has nearly completed the work.

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Measure 20-010: Building 16 foundation backfill

VOTED: Motion of Kelli O’Brien McKinnon, seconded by Pat O’Leary, to authorize the transfer of \$9,500 from the Legal Account to the Grounds Maintenance Account for the backfilling of the Building 16 foundation site. 7-0-0 unanimous rollcall vote (connection with Bob Rizzi was temporarily lost)

-2010A Bond Refunding Update

Mr. Hart thanked Ms. Besler for her assistance with the bank reconciliations. Mr. Hart asked Kevin Donovan to provide an update on the 2010A Bond Refunding effort, as he has been working on this matter recently.

Mr. Donovan said that this land assessment bond was issued at 7.75%. He said at a *conservative* interest rate of 4.25%, there would be a savings the first year of \$300,000 for debt and interest on \$1.1 million (on the original bond at 7.75%) and 20%, or \$2.7 million, over the 20-year life of the bond. The original team included bond counsel, Kris Moussette, now with Hinckley Allen, and bond underwriter, Bob Harding, now with Stifel. Because of the complexity of the bond he thought it best to stay with the same team. He added that Bob Harding is a leader in the land assessment bond market.

Mr. Donovan said Stifel agreed to charge the same rate as they had charged 10 years ago (\$15 Per \$1,000). He said he is satisfied with the Stifel team but would entertain a review by an independent third party for underwriting services. He said the three firms he has been looking at are:

- Professional Finance Management
- Hilltop Securities
- Municap

Mr. Primiano asked what the cost is for an independent review; Mr. Donovan said “thousands”, adding that he has talked to PFM but has not heard back yet.

**VOTED: Motion of Kevin Donovan, seconded by Bob Rizzi, to appoint Hinckley Allen as bond counsel.
8-0-0 unanimous roll-call vote**

Original motion, later withdrawn:

VOTED: Motion of Kevin Donovan, seconded by Pat O’Leary, that it is the intent of the SRA to refund the 2010A Infrastructure Bond and to authorize a third-party independent review of a proposal as presented by Stifel for bond underwriting services and to authorize the Chairman to execute an agreement with a third-party reviewer.

Discussion ensued regarding the scope of the motion.

Mr. Donovan withdrew his original motion.

Motion as revised:

VOTED: Motion of Kevin Donovan, seconded by Pat O’Leary, that it is the intent of the SRA to refund the 2010A Infrastructure Bond and to authorize a third-party independent review of a proposal as presented by Stifel for bond underwriting services, and any other recommendations thereto and to authorize the Chairman to execute an agreement with a third-party reviewer.

8-0-0 unanimous roll-call vote

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 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 Bob Rizzi, seconded by Kelli O'Brien McKinnon, to go into Executive Session
8-0-0 unanimous roll-call vote**

The Open Session ended at 6:45pm.

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

GL Budget Performance, March 31, 2020

GL Budget Performance Enterprise Fund, March 31, 2020

Measure 20-010