

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

Directors Remotely Present, via Attendance Rollcall:

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

Directors not Present: Kelli O’Brien McKinnon

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 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 #817 2417 2260** provided through **ZOOM** and a **Passcode of 588017** 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.

EXECUTIVE SESSION

Chairman Henderson said the Board will be going into executive session: (1) to approve executive session meeting minutes for the following dates: February 11, 2020, March 3, 2020, April 22, 2020, May 7, 2020, and May 21, 2020, (2) 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, (3) 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 (4) to discuss strategy with respect to contract negotiations with non-union personnel, and to reconvene in Open Session.

VOTED: Motion of Tom Henderson, seconded by Kevin Donovan, to go into Executive Session.

6-0-0 unanimous roll-call vote

The Open Session resumed at 3:34pm; Atty. Galvin left the meeting at this time.

VOTED: Motion of Kevin Donovan, seconded by Tom Henderson, to reconvene in Open Session.

6-0-0 unanimous rollcall vote

Instructions by Chair

Chairman Henderson provided meeting instructions.

Open Session Minutes

VOTED: Motion of Kevin Donovan, seconded by Pat O’Leary, to accept the May 21, 2020 minutes, as written.

5-0-1 rollcall vote, Brittany Besler abstained

Exclusive Negotiation Agreement (between Southfield Redevelopment Authority and Brookfield Properties) Discussion and Possible Vote

This item was tabled as the Board was not prepared to speak on it.

VOTED: Motion made by Dave Rubin, seconded by Tom Henderson, to table the ENA discussion until the next meeting.

6-0-0 unanimous rollcall vote

Bob Rizzi joined the meeting at 3:37pm.

Treasurer’s Report

-2010A Bond Refunding – Appointment of Stifel as Bond Underwriter

Mr. Donovan said that Hilltop Securities has been newly appointed as the SRA’s Financial Advisor, and Hilltop has worked often with Stifel; Stifel is qualified to serve as senior managing underwriter.

VOTED: Motion made by Kevin Donovan, seconded by Tom Henderson, to appoint Stifel Nicolaus & Co., as Bond Underwriter to refund the 2010A Infrastructure Bonds and to authorize the Chairman to execute an Engagement letter once prepared and the fee negotiated by the SRA’s Financial Advisor, Hilltop Securities.

7-0-0 unanimous rollcall vote

-FY21 Budget Discussion and Possible Vote

Chairman Henderson said that Mr. Donovan will be abstaining from discussion on the Pension & Benefits line items.

Mr. Hart said the Budget Draft includes two separate proposals, one with Developer Fees revenue and one using Free Cash revenue. Mr. Hart recommended going with the Free Cash budget for now and amending it later if necessary.

Mr. Primiano said he thought the budget was going to be reviewed by a subcommittee.

Mr. Hart said a vote is needed by June 30th, and the Advisory Board is hoping to meet next week. Mr. Hart said Budget amendments can be made until June 30 and also in the fall.

Mr. Donovan said that he agreed it should be moved forward to a sub-committee and to meet again in two weeks.

VOTED: Motion made by Chris Primiano, seconded by Dave Rubin, to table the Budget discussion until the next meeting.

7-0-0 unanimous rollcall vote

VOTED: Motion made by Kevin Donovan, seconded by Pat O'Leary, to form a three-member FY21 Budget subcommittee comprised of Chris Primiano, Brittany Besler, and Kelli O'Brien McKinnon, with Bob Rizzi available if necessary.

7-0-0 unanimous rollcall vote

Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting:

Mr. Henderson said, in regard to an Open Meeting violation that was filed by Mary Parsons of Rockland, that the Attorney General has ruled there was no violation of the Open Meeting Law.

Next meeting: to be determined

VOTED: Motion of Bob Rizzi, seconded by Pat O'Leary, to adjourn the meeting at 3:58pm.

7-0-0 unanimous rollcall vote

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

Fiscal Year 2021 Budget Draft

Measure 20-011

Measure 20-012

Measure 20-013