

Southfield Redevelopment Authority  
Board of Directors Remote Participation Meeting  
Wednesday, September 2, 2020 @ 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  
Brittany Besler  
Chris Primiano  
Kevin Donovan

**Also Remotely Present:**

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

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 shall be meeting remotely until further notice. The **application Webinar #878 0606 0506** provided through **ZOOM** and a **Passcode of 537433** 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 Bob Rizzi, to accept the July 22, 2020 minutes, as written.**

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

### **Sewer Pump Station #1 – Operation and Maintenance Update**

Chairman Henderson and Mr. Young provided an update on Pump Station #1, and noted that they had recently received low water alarms. A resident recently contacted Mr. Young regarding a system back-up. Williamson evaluated the station and noted that the water level controls were impacted by grease/solids buildup. Mr. Young noted that the FY21 Budget only has funds for two inspections and solids skimming for the station, but that due to heavier use than normal due to the pandemic, it is recommended that monthly maintenance be performed at the station. Mr. Young will have a transfer request ready for discussion at the next Board meeting, and a cleaning effort is scheduled for tomorrow.

### **Facilities Update**

Mr. Young said there has been lots of unwanted activity this year at Union Point, including trespassing, destruction of property, breaking and entering, dumping, arson and attempted arson. Staff recently set up a trail camera at the former Fire Station. The camera took pictures of three individuals around the Fire Station last Wednesday. Mr. Young met with Weymouth Police on site to file a report, and prepared a flyer to post on the building and distribute to the neighborhood association.

### **Treasurer's Report**

Mr. Hart said a couple of parcels in the Town of Weymouth need to be abated due to an oversight that occurred during FY18. He will be seeking permission from the state to allow a total abatement of \$3,578 for two parcels.

### Motion 20-016 Abatement Request

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by Chris Primiano, to request that the Commissioner of Revenue grant the Board permission to abate the Fiscal 2018 special assessment on Weymouth parcels 58-652-027 and 58-652-029 in the amounts of \$1,789 each, totaling \$3,578. 7-0-1 rollcall vote; Dave Rubin abstained**

### Motion 20-017 – Transfers

Mr. Young reviewed reasons for the transfers:

- \$5,000 - SRA building needs burglar alarm and monitoring; QCAP building needs a new fire alarm panel and monitoring
- \$21,000 - Parkway electricity costs October - June, recent traffic signal repair, and annual re-lamping efforts
- \$9,000 - Trotter Road electricity costs, October – June

Off-site storage for sensitive documents was discussed. Mr. Young said he would look into storage options.

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by Kevin Donovan, to request that the Board of Directors authorize the transfer of:**

- a) \$5,000 from the Legal Account to Building Maintenance Account
- b) \$21,000 from the Legal Account to Parkway Street Lighting Account
- c) \$9,000 from the Legal Account to the Trotter Road Street Lighting Account

**8-0-0 unanimous rollcall 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 approve executive session minutes for the following dates: June 3, 2020, June 18, 2020, and June 30, 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 not to reconvene in Open Session.

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien McKinnon, to go into Executive Session at 7:29pm.**

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

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

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

Measures 20-016 and 20-017