

Southfield Redevelopment Authority
Board of Directors Remote Participation Meeting
Wednesday, September 23, 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, connected at 7:14 pm
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 #864-0224-2022** provided through **ZOOM** and a **Passcode of 579605** 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 Kevin Donovan, seconded by Kelli O'Brien McKinnon, to accept the September 2, 2020 minutes, as written.

7-0-0 unanimous rollcall vote

Special Permit Granting Authority

Recreation Complex – Extension of the beer and wine sales period to December 31, 2020; applicants are Union Point Sports, LLC and MMCUP, Inc.

Mr. Young said the Recreation Complex modular building fit out is behind schedule. To be consistent with the Town of Weymouth liquor license, he would like to add MMCUP onto SRA's approval regarding the beer and wine license. He said this is a new company connected to the Abington Ale House. Mr. Young added that this will also extend the date to Dec. 31st so it matches any initial license issued by the Town of Weymouth.

VOTED: Motion of Chris Primiano, seconded by Kelli O'Brien McKinnon, to grant an extension of the beer and wine sales period to December 31, 2020 and to include MMCUP as applicant 7-0-0 unanimous rollcall vote

Treasurer's Report

-Arbitrage Compliance Policy discussion and possible vote

This discussion was continued to the next meeting.

-Transfers

- Transfer \$20,000 from the Reserve Account to the Enterprise Fund

The funds are to be used to perform monthly maintenance activities at sewer pump station #1. Activities to include: (10) site visits by Williamson to check pumps, motors, control panel, alarms, clean pressure transducer, clean float switches, adjust water levels (as necessary for WWS pumping), etc., (10) site visits by Waste Water Services to pump solids/grease mat and dispose off-site, and (2) site visits by Williamson to inspect and tune-up the backup generator.

- Transfer \$5,000 from the Reserve Account to the Rent/Lease Records Storage Account

The funds are to be used for monthly rental fees and related moving expenses associated with the off-site storage of SRA's legal library, finance records and site environmental remediation documents.

- Transfer \$40,000 from the Stabilization Fund to a new Route 18 Sewer Improvements Fund

The funds are to be used to pay for the design work for the improvements to the Route 18 sewer system. The improvements are required to allow the system to handle future flows from Union Point. Due to the current construction schedule for Route 18, it is necessary to complete the sewer work prior to final paving in the Spring. It is expected that these funds will be reimbursed through the anticipated 2020 Infrastructure Bond proceeds.

Motion 20-018 - Transfers

VOTED: Motion of Kevin Donovan, seconded by Chris Primiano, to request that the Board of Directors authorize the transfer of:

- a) \$20,000 from the Reserve Account to the Enterprise Fund
- b) \$5,000 from the Reserve Account to Rent/Lease Records Storage Account
- c) \$40,000 from the Stabilization Fund into a new Route 18 Sewer Improvements Fund

8-0-0 unanimous rollcall vote (Bob Rizzi connected at 7:14 pm)

Public Comments:

Mary Parsons of Rockland asked if records will be kept on-site, and was told the records will be kept at an off-site facility. She also asked if No Hunting signs can be put up on the walking trails.

Chairman Henderson said it will be evaluated.

Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting: added to agenda as Motion 20-018 (c)

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, (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 at 7:17pm

8-0-0 unanimous rollcall vote

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

Measure 20-018