

Southfield Redevelopment Authority  
Board of Directors Meeting  
Applicable Subdivision Board  
Wednesday, January 30, 2019 @ 7:00pm  
Conference Room, SRA office

Directors Present: Lyndsey Kruzer, Chairman  
Kelli O'Brien-McKinnon, Vice-Chairman  
Pat O'Leary, Clerk  
Tom Henderson  
Tony Agnitti  
Kevin Donovan  
David Rubin  
Robert Rizzi

Remote Participation: Chris Primiano

Also Present: Paul Niedzwiecki, Executive Director  
Jim Young, Land Use Administrator  
Eric Hart, Treasurer

The Chairman called the meeting to order at 7:00pm.

Chris Primiano requested remote participation.

**VOTED: Motion of Lyndsey Kruzer, seconded by Tom Henderson, to approve the remote participation of Chris Primiano**

**Unanimous 8-0 vote**

### Minutes

The minutes for Jan. 16, 2019 were unavailable and were tabled.

### Applicable Subdivision Board

*-Performance Bond Reduction Request for Winterwoods (a.k.a. Brookfield Village)*

Jim Young said a letter was received from some Brookfield Village residents which caused him to take another look at the reduction request. An additional \$40,000+ has been added to the amount Pulte requested making the new bond amount for the reduction request \$125,454.41.

Dave Rubin thanked Jim Young for following up on the resident's concerns and for bringing this matter to the Board's attention.

Board Measure 19-001 Performance Bond Reduction-Winterwoods/Brookfield Village

**VOTED: Motion of Tom Henderson, seconded by Dave Rubin, to approve a reduction of Pulte Homes of New England LLC's Bond #SUR23100075 for the Winterwoods project (a.k.a. Brookfield Village) to \$125,454.41 and to authorize the Executive Director to execute any related riders.**

**9-0 roll call vote**

*-Certificate of Action (CoA) Extension Request for Beam Street Definitive Subdivision Plan*

Mr. Young explained that the original subdivision plans were approved Jan. 23, 2017. At that time, a bond was required but only for the interim condition. LStar has had two years to complete the project in its "full condition". LStar also has some temporary waivers that have expired. LStar has requested a one-year extension; staff has recommended granting the extension, subject to the full scope of the project being bonded, and having that bond in place before March 1, 2019.

Tom Berkley, LStar, said he would get an estimate on the remaining work.

Board Measure 19-003 Beam Street CoA Extension

**VOTED: Motion of Lyndsey Kruzer, seconded by Tom Henderson, that the Applicable Subdivision Board approve a 1-year extension to the time of completion for all work associated with the Beam Street Definitive Subdivision Plans dated January 23, 2017, as revised. This extension also applies to any temporary waivers that were granted within the original approval. All work associated with the 'full-build condition' shall be completed by January 23, 2020. The Applicant shall post a performance bond for all of the remaining work. The bond and its corresponding construction cost estimate shall be in a form acceptable to both the Authority and the Town of Weymouth. The bond shall name the Authority and Town of Weymouth as Obligees. If the performance bond is not posted on or before March 1, 2019 this approval shall be null and void.**

**9-0 roll call vote**

**Parkway Maintenance Agreement discussion and possible vote regarding Master Developer obligations**

Chairman Kruzer said that Southfield Redevelopment Authority (SRA) entered into an agreement with the Master Developer by which SRA would potentially own the road and the Master Developer would pay SRA for road operation and maintenance. Ms. Kruzer said LStar is legally obligated to reimburse SRA for these expenses but SRA has not been paid in the better part of a year, adding that the Board has come to learn that LStar had assigned this obligation to the Southfield Landowners Association without any consent being given by the SRA.

Chairman Kruzer said the Board would like a legal opinion to try to recover funds; Mr. Niedzwiecki agreed it was advisable to seek outside counsel.

**VOTED: Motion of Lyndsey Kruzer, seconded by Tom Henderson, to authorize the Executive Director to get a legal opinion regarding the obligations within the various agreements.**

**9-0 roll call vote**

**Treasurer's Report**

-Policies and Procedures Discussion

Mr. Hart said the auditors have asked for some policies and procedures to be adopted, including an Anti-Fraud Policy.

Discussion ensued on which members should be the Investigative Unit and on suggested edits to the Confidentiality section.

**Executive Director's Report**

Paul Niedzwiecki, Executive Director, said he recently met with Peter Abair from MassEcon and attended a South Shore Economic Development Corporation/South Shore Chamber of Commerce retreat.

**Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting:** none

**Public Comments on topics discussed at this meeting:**

Brittany Besler, Brookfield Village resident, thanked Jim Young for meeting with the Brookfield residents and helping them to better understand the bonding process.

**Next Meeting:** February 6, 2019

**Executive Session**

Chairman Kruzer said the Board will convene in Executive Session (1) to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigation position of the public body; and (2) to consider the purchase, exchange, lease or value of real property; not to reconvene in Open Session.

**VOTED: Motion of Kevin Donovan, seconded by Tony Agnitti, to go into Executive Session and not to reconvene in Open Session.**

**Unanimous 9-0 roll call vote**

Patricia Fitzgerald, Recording Secretary



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Lyndsey Kruzer, Chairman



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**Documents reviewed during the meeting:**

- Pulte revised performance bond estimate dated Dec. 12, 2018
- LStar letter dated January 22, 2019
- Beam Street performance bond docs
- Beam Street DSP CoA dated January 23, 2017
- Draft Anti-Fraud Policy