

Southfield Redevelopment Authority  
Board of Directors Meeting  
Wednesday, October 3, 2018 @ 7:00pm  
Conference Room, SRA office

Directors Present: Lyndsey Kruzer, Chairman  
Kelli O'Brien-McKinnon, Vice-Chairman  
Tom Henderson  
Chris Primiano (arrived at 7:03)  
Tony Agnitti  
David Rubin  
Kevin Donovan

Not Present: Pat O'Leary, Clerk (remote participation)  
Robert Rizzi

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

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

Chairman Kruzer told the Board that Pat O'Leary was unable to attend and wished to participate by phone.

**VOTED: Motion of Tom Henderson, seconded by Lyndsey Kruzer, to allow Pat O'Leary to participate remotely and to proceed with roll-call votes.**

**Unanimous 6-0 vote**

#### Minutes

**The April 18, 2018 minutes were tabled pending a quorum.**

**VOTED: Motion of Tom Henderson, seconded by Chris Primiano, to approve the September 5, 2018 minutes as written**

**Unanimous 6-0-2 roll call vote; Kevin Donovan and Tony Agnitti abstained**

**VOTED: Motion of Kevin Donovan, seconded by Tom Henderson, to approve the September 19, 2018 minutes as written**

**5-0-2 roll call vote; Tony Agnitti and Pat O'Leary abstained**

### Treasurer's Report

Treasurer Eric Hart gave an update on the post State Audit review and believes all issues have been addressed:

- Funding of liabilities and cash flow issues are being addressed through proposed amendments to the DDA and legislation, as well as the Board of Directors voted \$400,000.00 of free cash to stabilization with the intent of reaching a reserve goal of 1.5 years of the operational budget.
- The audited financial statements due to the state by Oct. 31 are near completion.
- Executive Director is currently using subcontractors to provide initial preparation for redevelopment plan production with the recommendation of the Advisory Board and intent of Directors to increase staff once the plan is set into motion.

### Executive Director's Report

Executive Director, Paul Niedzwiecki said:

- He and Tom Berkley of LStar met with MWRA to finalize the discussions to understanding the MWRA route to provide a permanent water supply.
- RKG has been hired as Economic Analyst (at a cost of \$16,000. instead of the budgeted \$20,000.)
- There was a good meeting with Public Financial Management; discussion included legislation, the bond cap, and ways to be more helpful in funding some of the horizontal development and infrastructure.

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

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

Joseph Shea, Abington representative, of the SRA Advisory Board asked to speak. He said Abington is concerned with late tax payments for FY19 from LStar (\$13,000.00) and if still unpaid will appear on the tax liens prepared in November.

Mr. Niedzwiecki said it would be better if LStar is present, at the meeting, for a full discussion.

### Next Meeting: October 17, 2018

Chairman Kruzer explained the Board will be going into Executive Session to (1) discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body, and (2) to consider the purchase, exchange, lease or value of real property; and not to reconvene in Open Session. She added that counsel signed off on going into Executive Session for the two reasons.

**VOTED: Motion of Chris Primiano, seconded by Dave Rubin, to go into Executive Session and will not reconvene in Open Session**

**Unanimous 8-0 roll call vote**



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman

**Documents reviewed during the meeting:**

N/A