

Southfield Redevelopment Authority
Board of Directors Meeting
November 10, 2014 @ 7:00pm
Conference Room, 223 Shea Memorial Drive

Directors present: Walter Flynn, Weymouth, Chairman
William Minahan, Rockland, Vice Chairman
Chris Aiello, Abington, Clerk
Ralph Rivkind, Chamber Rep.
John Brewer, Southfield
Kelli O'Brien-McKinnon, Rockland
Robert Rizzi, Labor Rep.
Patricia O'Leary, Weymouth
Lyndsey Kruger, Southfield

Also Present: Jim Young, Project Manager
Scott Bois, Treasurer/Collector
Matthew Feher, Legal Counsel

Minutes

**VOTED: Motion of Bill Minahan, seconded by Robert Rizzi, to approve the minutes of the SRA Board of Directors meeting held on October 28, 2014
7-0-2 vote Aiello and Brewer abstained**

Draft Redevelopment Plan

The Chairman informed the Board of a meeting to take place at the State House on Monday, November 17, 2014 @ 11:30am to submit the SRA Redevelopment Plan. Unfortunately Starwood's financial details, requested by A&F, had not been forthcoming. The Draft Redevelopment Plan was incomplete.

Mr. Feher reviewed the negotiation process leading up to the draft redevelopment plan, noting the meetings that took place with A&F, EOHED, SRA and LNR/Starwood; the content to be included in the plan, and the financial information and land use planning concepts that were still pending from Starwood.

Mr. Feher stated that he developed a narrative to support Starwood's power point presentation and economic analysis dated Oct. 28, 2014. He noted that the Redevelopment Plan was a negotiation tool required to amend the existing Parkway Financing MOA and commit additional finances for Phase II Parkway; and was a prerequisite, as per the Legislation, for the towns to provide services/collect taxes, and for Starwood to undertake water/wastewater obligations.

Mr. Aiello was informed that there were information gaps in the latest draft Redevelopment Plan that Starwood needed to provide; but they had become unresponsive to recent calls from A&F and Burns &

Levinson. Starwood's financial data may have to be extrapolated out to 2040 by in-house administration in order to get the document approved in time for Monday's meeting at the State House.

Ms. Kruzer was informed that the State wanted more detail from Starwood on the amount of private investment (beyond Starwood's investment) that could be leveraged against the funding amount to be considered by the State. Ms. O'Leary noted that beyond the Eventide investment, projections would in reality just be a wish list. The Chairman stated that Starwood indicated in every discussion that they had customers waiting in the wings to sign agreements as soon as there was proof that the Parkway would be completed. Mr. Rivkind noted that Starwood's Redevelopment Plan projected two (2) land sales to close in Q2 2015.

A lengthy discussion ensued on having a complete document to review; and giving opportunity to the Towns for comment. Mr. Rivkind was informed that the Board should vote to adopt and submit the Plan before the meeting on Monday morning.

VOTED: Motion of Chris Aiello, seconded by Ralph Rivkind, that the Board of Directors adopt the Southfield Redevelopment Authority Redevelopment Plan as presented on November 10, 2014 subject to further development consistent with the draft, and submits such Redevelopment plan, as may be further amended, to the Secretary of the Executive Office of Administration and Finance

Ms. Kruzer voiced concern that the Redevelopment Plan did not highlight the benefits of the high quality residential neighborhood at SouthField.

Mayor Kay voiced concern on the water provisions in the Plan for Phase 1 Commercial Development, and was informed that 650,000 s/f of commercial space was the maximum amount of commercial space that was allowed under the Reuse Plan, and all water use assumptions were based on general office uses – for instance if a biotech user came on line here, then the maximum commercial s/f could be much lower. Mr. Young suggested a correction to the Plan that LNR/Starwood's designed and constructed water/sewer infrastructure only supported the residential development currently built to date.

Mr. Minahan was not inclined to vote on the document without feedback from his appointing authority; and they had not, yet, had an opportunity to read it.

Mayor Kay asked to make corrections related to Weymouth water/sewer. Ms. McKinnon noted that Rockland and Abington may also want to make corrections before the Plan was adopted.

The Chairman suggested adopting the draft as presented; receiving the missing Starwood components or a succinct summary from Mr. Feher later in the week; and voting yes or no via email on submitting to A&F. Mr. Feher stated that the vote must take place at a public meeting with 48 hours advance notice, as per the Open Meeting Law.

Mr. Aiello and Mr. Rivkind withdrew their motion to adopt the draft Redevelopment Plan, and another Director's meeting was scheduled for Friday, Nov. 14, 2014 @ 6:30pm.

Further discussion ensued on other time critical areas of obligation triggered by the Legislation (beyond Parkway Financing MOA amendments and Phase II Parkway negotiations) including DDA negotiations, Zoning By-Laws & Regulations revisions and a FY15 Supplemental Budget.

DDA and Zoning/Regulations were under a 90 day deadline, due on Dec. 18, 2014. Mr. Young had redlined the Zoning By-Laws and Regulations, which were currently with Burns & Levinson for review. It was noted that Burns & Levinson had yet to begin revisions to the DDA for future negotiations with LNR/Starwood.

PUBLIC COMMENT

Ms. Parsons, Rockland, noted that the meeting was being taped for WRPS and stated that the SRA Board could not do business by email.

Mr. Galluzzo, Weymouth, was informed that the SRA would submit the Redevelopment Plan with or without Starwood's continued participation, that the Redevelopment Plan was the same one Mr. Barry presented to the Board in October (with additional financial data), and that it is expected that the State would be offering less than \$40M for Phase II Parkway.

Mr. Ryan, Rockland Selectman, appreciated the efforts of the Board of Directors to move the project forward, and voiced concern for the Redevelopment Plan to work well for the 3 Towns and the Southfield Residents.

The Chairman requested that the draft Redevelopment Plan be emailed to the Towns (Mayor Kay, Abington Selectmen and Rockland Selectmen) at the close of the Board of Directors meeting.

VOTED: Motion of Robert Rizzi, seconded by John Brewer to adjourn the meeting

Unanimous vote

The meeting ended 8:00pm

Mary Cordeiro, Recording Secretary

Walter Flynn, Chairman