

Southfield Redevelopment Authority (SRA)  
Board of Directors & Applicable Subdivision Board  
Wednesday, December 01, 2021 @ 7:00pm

**Directors Present:** Tom Henderson, Chairman  
Pat O’Leary, Clerk (*Remotely*)  
Bob Rizzi  
Kelli O’Brien McKinnon  
Chris Primiano  
Monica Horan

**Not Present:** Kevin Donovan  
David Rubin, Vice-Chairman

**Also Present:** Jim Young, Land Use Administrator  
Eric Hart, Treasurer

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

### **Open Session Minutes**

**VOTED: Motion of Kelli O’Brien McKinnon, seconded by Bob Rizzi, to accept the November 03, 2021 minutes as written.**

**6-0-0 unanimous roll call vote**

7:00 PM PUBLIC HEARING

-Classification of property for Southfield District Tax

### **Measure 21-19 Residential Factor Form LA-4:**

**VOTED: Motion of Kelli O’Brien McKinnon, seconded by Bob Rizzi, to open the public hearing.**

**6-0-0 unanimous roll call vote**

Mr. Hart presented the Residential Factor of 1.0, which will result in the same Southfield District Tax Rate of \$0.46 per \$1000 of valuation for Residential and Commercial Property in Fiscal 2022. He explained that the Fiscal 2022 valuation for District 2 within Weymouth, Rockland,

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and Abington increased \$27.8 million to \$471,793,520 from \$443,912,930 valuation of Fiscal 2021.

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by Bob Rizzi, that the Board of Directors moves to set the Residential Factor to 1 resulting in the same tax rates for Commercial and Residential Property of \$0.46 per thousand of values.  
6-0-0 unanimous roll call vote**

*Public Comments:* none

### **Treasurer's Report**

-Finalize Fiscal Year 2022 Budget

### **Measure 21-20 Budget Amendment Fiscal 2022:**

Mr. Hart said, as a result of recent MUNICAP calculations, the debt can be reduced by \$14,573, which will be reduce the General Fund budget to \$2,565,100.

**VOTED: Motion of Chris Primiano, seconded by Kelli O'Brien McKinnon, to close the public hearing.  
6-0-0 unanimous roll call vote**

**VOTED: Motion of Chris Primiano, seconded by Kelli O'Brien McKinnon, that the Board of Directors moves to reduce the Debt Section of the Fiscal 2022 budget by \$14,573, amending the amount from \$1,184,673 to \$1,170,100, and further reducing the total General Fund budget from \$2,579,673 to \$2,565,100.  
6-0-0 unanimous roll call vote**

### **Economic Development Conveyance Purchase Agreement between U.S. Navy and SRA** -Consideration of Escrow Agreement for the Year 4 and Year 5 EDC Installment Payments

Mr. Twohig, New England Development, said this is a very positive development from the Navy. The payment due on December 15<sup>th</sup>, will be funded by Washington Capital and paid through the SRA. The Navy has agreed to escrow the funds for environmental cleanup.

*Public comments:* none

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by Pat O'Leary, to allow the Chairman to approve the draft letter and allow the Chair to execute upon the approval of changes by the Navy and not to release until funds are received from Washington Capital.  
6-0-0 unanimous roll call vote**

### **Applicable Subdivision Board**

-Ninth Revision to Phase 1A Definitive Subdivision Plan (a.k.a. Dorset Park)

Request to Release Performance Bond and Execute Street Acceptance Plans for Snow Bird Avenue

### **Measure 21-18 Bond Release & Street Acceptance Plan:**

Chairman Henderson said the irrigation issue with the developer, Northland, has been an ongoing problem. To release the bond and turn the project over to the Homeowners Association, a minor modification is being requested to remove this right-of-way irrigation from the bond. The Homeowners Association has worked out an agreement with Northland for \$25,000 going directly to the HOA.

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by Bob Rizzi, to move that the Applicable Subdivision Board allow a minor modification to the Ninth Revision of the Phase 1A Definitive Subdivision Plan (a.k.a. the Dorset Park Project) by removing the Snow Bird Avenue right-of-way irrigation system scope of work.**

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by Bob Rizzi, to move that the Applicable Subdivision Board approve the release of Dorset Park LLC's Performance Bond #41323813 for the Ninth Revision of the Phase 1A Definitive Subdivision Plan (a.k.a. the Dorset Park Project), and to execute the Street Acceptance Plans for Snow Bird Avenue as presented.**

**Public Comments:** none

**Topics Not Reasonably Anticipated by the Chairman 48 hours in advance of the Meeting:**  
none

**Next Meeting:** To be announced

**EXECUTIVE SESSION:** to discuss strategy with respect to contract negotiations with non-union personnel (Land Use Administrator and Treasurer), and not to reconvene in Open Session.

**VOTED: Motion of Bob Rizzi, seconded by Kelli O'Brien McKinnon, to go into Executive Session and not to reconvene in Open Session.**

**6-0-0 unanimous roll call vote**

*Went into Executive Session at 7:20pm.*

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

**Documents reviewed during the meeting:**

Measure 21-18

Measure 21-19

Measure 21-20

Navy Escrow Agreement and letter