

Southfield Redevelopment Authority
Board of Directors Meeting
Monday, December 12, 2016 @ 7:00pm
Conference Room, SRA Office

Directors Present: Lyndsey Kruzer, Chairman
Patricia O'Leary, Clerk
Tom Henderson
Steve LeMott
Chris Aiello
Chris Primiano
Anthony Agnitti

Directors Unable to Attend: Kelli O'Brien-McKinnon, Vice Chairman
Robert Rizzi

Also in Attendance: Jim Young, Land Use Administrator
Scott Bois, Finance/Treasurer
Matt Barry, Tom Murray, LStar Management

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

Minutes

VOTED: Motion of Tom Henderson, seconded by Steve LeMott, to accept the minutes of the Board meeting held on November 28, 2016

Unanimous 7-0 vote

7:00PM Public Hearing

Revision to the Architectural and Urban Design Standards and Guidelines: New Section 3.3.7

VOTED: Motion of Chris Aiello, seconded by Tom Henderson, to open the Public Hearing

Unanimous 7-0 vote (7:01pm)

The Chairman noted that LStar was working on a more universal solar guidelines, that was still a work in progress. A new public hearing would be scheduled on this matter in the future

VOTED: Motion of Chris Primiano, seconded by Pat O'Leary, to close the Public Hearing

Unanimous 7-0 vote

Topics Not Reasonably Anticipated by the Chairman 48 hours in advance of the meeting

A) Engagement of Bond Counsel

The Chairman received an engagement letter from Hinckley Allen on Friday and noted the need for their services as the original Bond Counsel on the Infrastructure Development Bond Revenues Series 2010A, to render an opinion on the appropriate use of excess funds. If an agreement on use of funds (which is beneficial to LStar) is ultimately reached between SRA and LStar, the agreement would include

reimbursement of SRA legal fees by LStar.

VOTED: Motion of Chris Primiano, seconded by Tom Henderson, to authorize the Chairman to engage legal services of Hinckley Allen LLC in connection with bond financing matters

Unanimous 7-0 vote

B) Parkway Snow Removal Agreement

LStar's recommended Parkway Snow Removal Agreement was received earlier today. Mr. Young noted that a general Parkway Maintenance Agreement was executed with LStar in September 2016, and LStar, acting as the Agent in accordance with the Agreement, recommended SRA award a contract for Parkway snow removal services to K4 Seasons. The Board was informed that the Maintenance Agreement obligated LStar to reimburse SRA for the cost of Parkway snow removal.

Mr. LeMott was informed that LStar conducted procurement, that the low bid was K4 Seasons, that the contract included unit pricing for additional services that may be necessary, and that LStar awarded a separate contract for snow removal services on Trotter Road. Mr. Barry stated the scope of work included plowing travel lanes and approximately 6 feet into the parking spaces.

VOTED: Motion of Tom Henderson, seconded by Steve LeMott, that the Board of Directors executes the 2016/2017 Parkway Snow Removal Agreement with K4 Seasons, as presented

Unanimous 7-0 vote

Status Reports

Master Planning Workgroup – Next meeting, January 3, 2017

Agreements Workgroup - The Chairman reported the parties were close to agreement in principle on current DDA negotiations, and that the Town of Weymouth Water/Sewer Agreement was fully executed.

Infrastructure Workgroup – Ms. O'Leary stated the group received a briefing on the proposed layout of White Street, Beam Street and Market Street.

Parkway and NAVY Workgroup – Mr. Aiello stated the NAVY was making progress with remediation at the site of Buildings 2 and 142.

SRA Operations Workgroup – Mr. Primiano stated an independent study was underway, to be discussed at a future Board meeting.

Staff – Mr. Young noted that Parkway Extension project costs had reached the total Grant amount, and that additional costs beyond this point would be the responsibility of LStar.

LStar – No additional update at this time

7:10pm PUBLIC HEARING

Classification of Property for Southfield District Tax

VOTED: Motion of Chris Aiello, seconded by Tom Henderson, to open the Public Hearing

Unanimous 7-0 vote

The Hearing opened at 7:13pm

Mr. Bois reviewed the certified Southfield district values in Abington, Rockland and Weymouth; and noted the purpose of the Hearing was to determine a single or shifted Southfield District Tax Rate for

FY2017. The District Value breakdown was 68% residential, 32% commercial; total value \$167M. A \$0.50 cent Southfield District Tax would generate \$83K in revenue. Discussion ensued on the \$15M in new growth for 2016 and potential future increases in value. The Board agreed it made sense to maintain a single tax rate in order to attract commercial development. The Chairman noted the District Tax was not the main source of revenue for the Budget, Free Cash must be pledged, and that DDA negotiations were committed to finding a solution to cover long term costs. Mr. Bois stated the Single District Rate would be immediately submitted for DOR certification, and noted the Towns were waiting to add the district tax to their municipal tax bills to be mailed by Dec. 29, 2016.

There were no public hearing comments.

VOTED: Motion of Patricia O’Leary, seconded by Anthony Agnitti, to close the Public Hearing

Unanimous 7-0 vote

The Hearing closed at 7:24pm

Board Measure 16-055

VOTED: Motion of Patricia O’Leary, seconded by Tom Henderson, that the meeting was noticed by publication in the Patriot Ledger on December 5, 2016, the meeting having been duly noticed, the Board of Directors approves a single tax rate for the Southfield District

Unanimous 7-0 vote

Public Comments

Ms. Marques, Weymouth, was informed that the Town of Weymouth Water/Sewer Agreement was fully executed on Nov.30, 2016.

Next Meeting Date – January 9, 2017

VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to adjourn the meeting

Unanimous 7-0 vote

The meeting ended at 7:25pm

Mary Cordeiro, Recording Secretary

Lyndsey Kruzer, Chairman of the Board

Documents reviewed during the meeting:

FY17 Values for the District of Southfield

Proposed Parkway Snow Removal Contract

Hinckley Allen LLP Engagement Letter