

Southfield Redevelopment Authority  
Board of Directors Meeting  
December 15, 2014 @ 7:00pm  
Conference Room, 223 Shea Memorial Drive

Directors Present: Walter Flynn, Chairman  
Bill Minahan, Vice Chairman  
Chris Aiello, Clerk  
Robert Rizzi  
Ralph Rivkind  
John Brewer  
Pat O'Leary  
Lyndsey Kruzer

Also Present: Jim Young, Project Manager  
Scott Bois, Treasurer/Collector  
Matt Feher and Anatoly Darov, Legal Counsel

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

Minutes

**VOTED: Motion of Chris Aiello, seconded by Pat O'Leary, to approve the minutes of the Board of Directors meeting held on Dec. 8, 2014**

**Unanimous vote**

Amended DDA Agreement

The Chairman noted that a meeting took place with LNR/Starwood representatives to discuss the DDA agreement. LNR/Starwood stated they did not have sufficient time to fully review the amendments proposed by SRA. Legal Counsel stated there was no penalty in the Act if the DDA was not re-executed in the 90 day timeframe. The Chairman suggested a 45 day extension to allow LNR/Starwood more time to review. Mr. Feher stated LNR/Starwood would enter into a letter of agreement with SRA on or before Dec. 18, 2014 stating a good faith effort to amend the DDA in timely fashion.

Ms. O'Leary was informed that the DDA review with LNR/Starwood would go beyond the Legislative requirements, to remove antiquated language that was no longer applicable and create a true amended and restated DDA.

**VOTED: Motion of Bill Minahan, seconded by Ralph Rivkind, that the Chairman enters into a letter of Agreement with LNR/Starwood on or before December 18, 2014 to negotiate the DDA in good faith, and to extend the period of review to February 1, 2015**

**Unanimous vote**

## Zoning By-Laws and Regulations

The Public Hearing process on the revised Zoning By-Laws and Regulations was completed at the last meeting. The Board was informed that LNR/Starwood was still in the process of reviewing the changes to the regulations and had not provided any comments at this time. Mr. Feher noted there were inaccuracies, inconsistencies and duplication in the existing regulations that LNR/Starwood wanted to address.

Ms. Kruzer was informed that the Act superseded the DDA, and required the SRA to amend all agreements to conform to the new legislation, even without LNR/Starwood approval.

Mr. Rivkind stated the regulations could cause confusion with references to the Southfield Redevelopment Authority and the NAS South Weymouth, and suggested amending the regulations to say that the SRA was "also known as NAS South Weymouth".

## Board Measure 14-033

**VOTED: Motion of John Brewer, seconded by Robert Rizzi, that the Board of Directors adopt the following draft documents, all dated November 22, 2014, as amended: Zoning and Land Use By-Laws for NAS South Weymouth, Administrative Rules and Regulations for NAS South Weymouth, Affordable and Workforce Housing Regulations, Affordable and Workforce Housing Plan, General Municipal Codes for NAS South Weymouth, Health Regulations for NAS South Weymouth, NAS South Weymouth Architectural and Urban Design Standards and Guidelines, NAS South Weymouth Sustainability Standards and Guidelines, Subdivision Rules and Regulations for NAS South Weymouth, Wetlands Protection Rules and Regulations for NAS South Weymouth. All of the Documents shall be effective as of December 16, 2014**

## Unanimous vote

## Transfer of Public Ways to the Town of Weymouth

The Board was informed of their obligation in the Act to transfer public ways to the Towns on or before January 1, 2015; and that the transfer of Shea Drive and Memorial Grove Avenue to the Town of Weymouth would be taken up at the December 22, 2014 meeting.

## Control and Maintenance of the Delahunt Parkway

Discussion ensued on SRA Parkway maintenance expenses and Section 19C of the Act stating that the existing and future portions of the Parkway would remain in the master developer's control.

The Board was informed that the draft Parkway Financing MOA was issued by A&F; and the Phase II Parkway financing commitment was pending from MassDOT. Discussions with LNR/Starwood on their concerns with the agreements were ongoing. The Chairman stated A&F deferred SRA payments for 6 years; to be paid from June 30, 2020 to June 30, 2042.

Ms. Kruzer was informed that LNR took issue with their obligation in the draft Parkway Financing MOA to provide security in the amount of \$4M, and with DOR's net new revenue factors being too low and unfavorable for certain types of commercial development. Some Board members thought that once development started and continued, there would most likely be sufficient new growth to support Parkway payments without deficiency payments.

Board Measure 14-036

**VOTED: Motion of Ralph Rivkind, seconded by Robert Rizzi, that the Board of Directors approve the Second Amendment to the Amended and Restated Memorandum of Agreement on the Financing of the South Shore Tri-Town Development Corporation's Parkway ("Parkway Financing MOA Amendment") as presented on December 15, 2014, subject to further modification deemed necessary and reasonable in the discretion of the Chairman of the Board, and further, that the Chairman be and hereby is authorized and directed, in the name and on behalf of the Authority, to execute and deliver the Parkway Financing MOA Amendment**

Mr. Minahan stated he favored the MOA language on the security bond, and that he wanted to know what the further modifications would be before the Chairman signed. Mr. Feher noted there was no deadline in the Act to sign the Phase II Parkway commitment or the Parkway Financing MOA, but they were directly tied to the Town's and LNR/Starwood's obligations in Section 19 of the Act.

Board action on the Phase II Parkway commitment was expected at the Dec. 22, 2014 meeting. The Directors agreed both Parkway matters were interrelated and could be taken up on Dec. 22<sup>nd</sup>.

**Mr. Rizzi and Mr. Rivkind withdrew their motion.**

Ms. Kruzer suggested another meeting may be needed to address any unresolved matters prior to January 1, 2015. A quorum could meet, if necessary, on Monday, Dec. 29, 2014.

Public Comment

Ms. Parsons, Rockland, suggested the SRA make the Parkway payment this year if there was sufficient Free Cash; that the Environmental Impact Report stated that LNR was obligated to complete the east side connectivity, and if the State didn't appropriate funds, then LNR was obligated to pay for it.

Mr. LeMott, Southfield Resident, was informed that the Phase II Parkway alignment and impact on the Village Center was unknown at this time. Ms. O'Leary noted that the Parkway design process would include public hearings.

Mr. Galluzzo, Weymouth, was informed that LNR South Shore LLC was the land owner of record, and Starwood owned the parent company. Mr. Galluzzo stated if LNR/Starwood did not pay their obligations they should not receive any municipal services, and was informed that the SRA was under contract with the Town of Weymouth to pay for municipal services required in the Weymouth section of Southfield.

Ms. Hilbert, Weymouth, was informed that the Legislation dictated the roadways would be transferred to the Towns on January 1, 2015.

**VOTED: Motion of Robert Rizzi, seconded by Chris Aiello, to adjourn the meeting**

**Unanimous vote**

The meeting ended 8:00pm

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Mary Cordeiro, Recording Secretary

Walter Flynn, Chairman of the Board