

Southfield Redevelopment Authority  
Board of Directors Meeting  
Monday, March 5, 2018 @ 7:00pm  
Conference Room, SRA office

Directors Present: Lyndsey Kruzer, Chairman  
Kelli O'Brien-McKinnon, Vice-Chairman  
Pat O'Leary, Clerk  
Tom Henderson  
Chris Primiano  
David Rubin  
Chris Aiello

Not Present: Tony Agnitti  
Robert Rizzi

Also Present: Paul Niedzwiecki, Executive Director  
Jim Young, Land Use Administrator  
Rob Downey, Asst. Planner

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

#### Minutes

**VOTED: Motion of Tom Henderson, seconded by Chris Primiano, to accept the minutes of February 7, 2018.**

**6-0-1: Chris Aiello abstained**

#### FOST 6B-2 CLOSING DOCUMENTS

Executive Director Paul Niedzwiecki explained this is in regards to a 9 acre parcel that includes the Hangar 2 building and its apron.

Jim Young said the Navy's remediation has reached completion. He said this 9 acre space is a critical piece that will set the stage for near-term residential projects, roadways, and the Hangar Square project. He said that LStar and the Navy have been working on this for many months, and a significant amount of time was spent on Section 12 (Land Use Control) language.

Mr. Young told the Board that all parties are available tomorrow to execute the document and will, hopefully, record it by the end of the day.

Board Measure 18-004

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to adopt the following resolutions:**

**RESOLVED:**

**That, pursuant to the Agreement for the Purchase of Real Property dated November 15, 2011, as amended by the First and Second Amendment, the Authority is authorized to acquire the FOST 6B-2 Parcel from the United States of America, acting by and through the Department of the Navy, and to accept a deed and other instruments of conveyance to the Authority by the Navy conveying the FOST 6B-2 Parcel and related rights and property in connection therewith.**

**RESOLVED:**

**That, pursuant to that certain Third Amended and Restated Disposition and Development Agreement dated as of June 30, 2017 by and between the Authority and LStar Southfield LLC ("LStar"), the Authority is authorized to transfer the FOST 6B-2 Parcels to LStar, for nominal, non-monetary consideration, and to execute and deliver a deed and other instruments of conveyance, conveying to LStar the FOST 6B-2 Parcel and related rights and property.**

**RESOLVED:**

**That, the Chairman of the Board of Directors and the Executive Director of the Authority, each acting individually, be and hereby are authorized and directed, in the name and on the behalf of the Authority: (a) to sign, acknowledge if deemed advisable and deliver such documents, the execution thereof by the signer on behalf of the Authority conclusively to evidence that the provisions thereof are satisfactory to the Authority and that such documents so executed are the documents hereby authorized, (b) to accept delivery of those documents necessary to effectuate the transactions contemplated by the foregoing resolutions, and (c) to take such other actions as the respective officer or officers so acting shall, as conclusively evidenced by their doing any of the things or taking any of the actions hereby authorized, deem necessary or desirable to be done or taken to carry out the transactions contemplated by the foregoing resolutions.**

**Unanimous 7-0 vote**

**GRANT OF RESTRICTIONS and ACCESS**

Executive Director Niedwiecki explained this is to put a restriction in place for any use of ground water, or any construction activities that come into contact with ground water.

Mr. Young said the intent is that any property owners that are affected on the transferred property (this includes SRA) would voluntarily execute a Grant of Restrictions and Access. He said the SRA will support

the Navy's continued investigation into the PFOS and PFOA issue. He added that any contact with ground water within Land Use Control area will require a preapproved dewatering plan and no installation of wells will be allowed unless related to remedial efforts. He stated that site specific changes to the dewatering plan may need to be discussed with the Navy and regulators, adding that this has been fully vetted by LStar, EPA, the Navy, Mass. DEP, and SRA counsel.

Mr. Niedwiecki stated that these contaminants are associated with the use of fire-fighting foam products and are not regulated yet.

Board Measure 18-005

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to approve the Grant of Restriction and Access, as presented, and to authorize the Chairman and Executive Director to execute.**

**Unanimous 7-0 vote**

SRA EMPLOYEE HANDBOOK REVISION

Chairman Kruzer explained that in lieu of changing everyone's employment offer letter, to reflect their benefits, the Employee Handbook will be revised to include an Exhibit A (Employee Benefit Summary). This will make all full-time employee benefits uniform.

Chris Primiano suggested a footer be added with the revision date; Chairman Kruzer agreed.

Board Measure 18-003

**VOTED: Motion of Lyndsey Kruzer, seconded by Tom Henderson, to approve the Southfield Redevelopment Authority Employee Handbook as presented March 5, 2018.**

**Unanimous 7-0 vote**

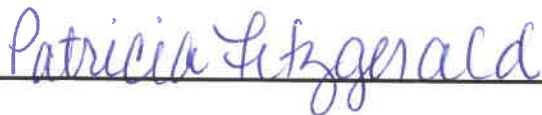
Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting: none

Public Comments on this evening's topics of discussion: none

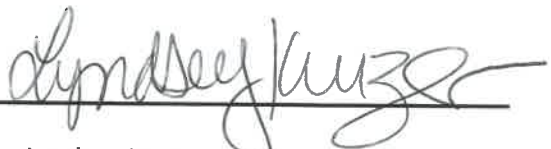
Next Meeting: March 21, 2018

**VOTED: Motion of Pat O'Leary, seconded by Lyndsey Kruzer, to adjourn the meeting at 7:20PM**

**Unanimous 7-0 vote**



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman of the Board

**Documents reviewed during the meeting:**

FOST 6B-2 Closing Documents

Grant of Restriction and Access

Employee Handbook