

Southfield Redevelopment Authority
Board of Directors Meeting
Applicable Subdivision Board
SRA Advisory Board
April 11, 2016 @ 7:00pm
Conference Room, SRA Office

Directors Present: William Minahan, Chairman
Patricia O'Leary, Vice Chairman
Chris Aiello, Clerk
Ralph Rivkind
Kelli O'Brien-McKinnon
Robert Rizzi
Lyndsey Kruzer
Chris Primiano

Advisory Board Members Present: Carol Karlberg, Chairman
Bruce Hughes, Vice Chairman
Eric Hart, Secretary
Joseph Shea
Eric Miller
Martin Pillsbury

Also Present: Scott Bois, Finance / Treasurer
Matt Feher, SRA Legal Counsel

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

Minutes

VOTED: Motion of Chris Aiello, seconded by Kelli O'Brien-McKinnon, to approve the minutes of March 28, 2016

Unanimous vote

SRA Advisory Board

Ms. Karlberg stated that the Advisory Board voted to reduce the Director's Annual Compensation by 25% with the intention of phasing the salary out over the next three years; and noted that their Budget recommendations would increase the FY17 General Fund by \$82,000.

Recommended FY17 General Fund Budget – Total \$2,158,025

Recommendations by Department:

Dept. 111 Board of Directors - Total Budget \$80,187.50

Dept. 121 Administration – Total Budget \$131,100
Dept. 133 Finance – Total Budget \$166,000
Dept. 151 Legal – Total Budget \$200,000
Dept. 155 Information Systems – Total Budget \$50,000
Dept. 175 Planning – Total Budget \$232,600
Dept. 194 Pension, Benefits and Insurance – Total Budget \$178,825
Dept. 199 Maintenance of Buildings – Total Budget \$32,100
Dept. 410 Public Works – Total Budget \$20,400
Dept. 7 Debt – Total Budget \$1,066,812.50

Discussion ensued on FY17 Revenues, New Growth, District Tax Rate and available Free Cash. Recommended Use of Free Cash for the FY17 General Fund Budget - \$390,000

Discussion ensued on the total projected units of water to be purchased in FY17.

It was noted that the Town of Weymouth Water Agreement would expire on June 30, 2016.

Recommended FY17 Enterprise Fund - Total Budget \$625,000

The Chairman informed the Advisory Board that the Directors would vote on the FY17 Budgets at their next meeting.

Free Cash Appropriations

The Treasurer withdrew the Legal Budget request, to be resubmitted at the next meeting with an estimate of expenditures to the end of the fiscal year.

TACAN Outfall Change Orders

Margaret Jacques, Gale Associates, Inc. reported an unforeseen work stoppage due to fractured ledge at the bottom of the ditch. The change order required extensive reinforcements in the ditch in order to support the weir structure in the TACAN Outfall, and prevent slippage in a 100 year storm. It was noted that the work was required by DEP; and that the change order nearly doubled the original bid price.

Mr. Aiello made a motion to appropriate the sum of \$98K from Free Cash to fund the expenditures associated with Change Order #1 to SumCo Eco-Contracting - no second.

Mr. Rizzi made a motion for Gale Associates to re-write the scope of work and rebid the job, Ms. O'Leary seconded the motion. After much indecision from the Directors, Mr. Rizzi withdrew the motion. The Board agreed they would prefer to discuss the issue further with Mr. Young.

VOTED: Motion of Chris Aiello, seconded by Kelli O'Brien-McKinnon, to table the TACAN Outfall Change Orders to the next meeting

Unanimous vote

Applicable Subdivision Board – ANR Plan – Corcoran Lots 1 & 2

Board Measure 16-013

VOTED: Motion of Ralph Rivkind, seconded by Kelli O'Brien-McKinnon, that approval under the Subdivision Control Law is not required for the subdivision of land as shown on the Plan entitled

'Approval-Not-Required-Plan – Lot 1 and Lot 2 to be acquired by John M. Corcoran & Co., LLC' dated March 24, 2016

Unanimous vote

MassDOT Parkway Extension Agreement

Mr. Feher reviewed the changes in the structure of Parkway Phase Two Financing (since passage of the new Legislation) set forth in the contract proposal received from MassDOT that would grant approximately \$6.7M for the construction of the Interim Parkway Connection project.

MassDOT's proposed contract designated SRA as the awarding authority and shifted responsibility for all construction/remediation phase work to SRA. Mr. Feher cautioned the Board that SRA would be responsible for all project and financial risks above the grant amount; and that construction and other costs may be underestimated or unknown. Certain non-participating costs, such as water and utilities, were still to be determined.

SRA would also have to contract for engineering construction phase services. Barletta Heavy Division was preparing a construction cost estimate in accordance with their existing contract with SRA, and with MassDOT's final plans and specifications. The Board was informed that VHB estimated total project costs at approximately \$8.5M.

Mr. Barry stated LStar submitted a letter to MassDOT confirming their commitment to pay for non-participating costs; that he advocated signing MassDOT agreement because the \$6.7M Grant was sufficient and only available for a limited time; and that a Parkway ground breaking event was planned for the first week in May.

Discussion ensued on the need for an LStar agreement to take responsibility for all cost overruns.

Mr. Barry stated LStar would take over cost overruns only if they can take over control of the project. The Board agreed they would not approve the MassDOT Agreement without receiving hard construction cost numbers from Barletta, and without entering into an agreement with LStar to shift all project risk to the Master Developer. Mr. Minahan, Mr. Rivkind, Ms. Kruzer would consider approval of LStar's proposed agreement after it was reviewed by Mr. Feher.

Board Measure 16-014

VOTED: Motion of Chris Aiello, seconded by Lyndsey Kruzer, to approve the terms and conditions of the Parkway Extension Project Contract between the Authority and MassDOT as presented; and to authorize the Chairman to execute said Contract and the related Authorized Signatory Forms, contingent upon entering into an agreement with LStar to undertake responsibility for construction of the Interim Parkway Connection (as defined in the Southfield Parkway Phase Two Financing Agreement dated as of December 30, 2014), with SRA not liable for any project costs above the amount of the grant received from MassDOT

Unanimous vote

Status Reports

The Chairman noted Mr. Primiano had signed up to join the Master Plan and Agreement workgroups.

Agreement - Mr. Rivkind noted he and Mr. Young had collaborated on the MassDOT Contract.

Water/Sewer – Mr. Murray, LStar, noted the Quincy flow test for MWRA water would take place in May. Board members were informed that the SRA became a consecutive water system because Weymouth did not want to be responsible for the operation and maintenance of the existing water system. Ms. O’Leary and Mr. Primiano will take up the discussion again with Weymouth DPW.

Master Plan – Ms. O’Brien-McKinnon noted the zoning revision Town Meeting vote was coming up in Rockland. Mr. Barry stated that a roadway design and a fiscal analysis would be presented to Rockland and to Abington; and that the Abington section of Southfield was proposed as a commercial zone to accommodate an entertainment/sports district. Mr. Barry was asked again to provide updated graphics for the SRA Conference Room; he stated the full project would be disclosed after the zoning revisions were voted in Abington and Rockland.

Staff – Mr. Bois noted SRA’s audited financials had been received and would be uploaded to the website; and that IT infrastructure maintenance and upgrades were scheduled for this week.

Next meeting - April 25, 2016

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

Unanimous vote

The meeting ended at 8:50pm

Mary Cordeiro, Recording Secretary

William B. Minahan, Jr., Chairman

Documents reviewed during the meeting:

FY17 Budgets

ANR Plan, Corcoran Lots 1 & 2

MassDOT Parkway Extension Agreement