

Southfield Redevelopment Authority (SRA)  
Board of Directors Remote Participation Meeting  
Wednesday, May 26, 2021 @ 7:00pm

**Directors Remotely Present, via Attendance Rollcall:**

Tom Henderson, Chairman  
David Rubin, Vice-Chairman  
Pat O’Leary, Clerk  
Kelli O’Brien McKinnon  
Robert Rizzi  
Brittany Besler  
Chris Primiano  
Kevin Donovan

**Also Remotely Present:** Jim Young, Land Use Administrator

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

*In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, the Southfield Redevelopment Authority (“the Authority”) shall be meeting remotely until further notice. The **application Webinar #826-7664-9851** provided through **ZOOM** and a **Passcode of 635685** will be used for this purpose.*

The Zoom online link and dial-in instructions were provided 48 hours in advance of the meeting.

*This application will permit the public to access and participate in future Board meetings and hearings. We extend our thanks for your understanding and participation in this manner, which is intended to keep members of the Board and the public safe.*

*This meeting may be recorded via Zoom.*

**Executive Session**

Chairman Henderson said the Board would be going into Executive Session to: (1) to discuss strategy with respect to pending litigation and litigation that is otherwise demonstrably likely where an open meeting may have a detrimental effect on the bargaining or litigating position of the Southfield Redevelopment Authority pursuant to Gen. L. c. 30A Section 21(a)(3) to wit SRA v. LStar Southfield, LLC, et al, (2) to consider the purchase, exchange, lease, or value of real property, the disclosure of the property itself would have a detrimental impact on the bargaining

position of the Southfield Redevelopment Authority, and (3) to discuss strategy with respect to contract negotiations with non-union personnel, and to reconvene in Open Session.

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by Pat O'Leary, to go into Executive Session and to reconvene in Open Session.**

**8-0-0 unanimous rollcall vote**

*Open Session resumed at 7:42pm*

### **Open Session Minutes**

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by David Rubin, to accept the April 28, 2021 minutes as written.**

**8-0-0 unanimous rollcall vote**

### **Exclusive Negotiation Agreement (ENA) between Southfield Redevelopment Authority and BPD Union Point LLC: Discussion and Vote**

Chairman Henderson said this discussion will be continued as legal counsel is still working on this matter.

### **Conservation Commission**

#### ***Measure 21-08***

**-MassDEP File #SE081-1005: Partial Certificate of Compliance for Weymouth Assessor's Parcel 58-652-2 (98 Snow Bird Avenue):**

Mr. Young said the attorney for the re-sale of 98 Snow Bird Ave. found an exception during the title exam.

Mr. Young said the order, filed by the original Master Developer, has expired. Some work is incomplete so the permit has not been closed out. He recommended that a partial certificate be issued, consistent with past practice and as approved by Attorney Galvin.

#### **Measure 21-08:**

**VOTED: Motion of Dave Rubin, seconded by Brittany Besler, to issue a Partial Certificate of Compliance to document that the work required under the Order of Conditions for MassDEP File #SE081-1005, as amended, is complete within the property located on Weymouth Assessor's Parcel 58-652-2.**

**8-0-0 unanimous rollcall vote**

**Measure 21-09**

**-MassDEP File #'s SE081-1173 and SE081-1174: Certificate of Compliance (similar issue to 21-08)**

- File #081-1173 was for the Snow Bird Avenue Drainage Improvements Project. The work was completed. The applicant never requested a Certificate of Compliance, and the Order of Conditions has expired.
- File #081-1174 was for the Market Street Project (formerly New Main Street). The project was never started, and the Order of Conditions has expired

**Measure 21-09:**

**VOTED: Motion made by Kevin Donovan, seconded by Robert Rizzi, to issue Certificates of Compliance for the following Orders of Conditions: MassDEP File #SE081-1173 and MassDEP File #SE081-1174**

**8-0-0 unanimous rollcall vote**

**Treasurer's Report**

Mr. Young said \$7,500, for the demolition and disposal of Building 4b as well as the removal and disposal of wood fencing panels and other dumped debris adjacent to the building, can come from the Planning/Engineering Account. This can be removed when Costello Dismantling is taking down Building 11.

**Transfer**

**VOTED: Motion made by Kevin Donovan, seconded by Kelli O'Brien McKinnon, that the Board of Directors authorize the transfer of \$7,500 from the Planning/Engineering Services Account to the Grounds Construction/Maintenance Account.**

**8-0-0 unanimous rollcall vote**

*Public comments: none*

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

**Next Meeting:** date to be determined

**VOTED: Motion of Bob Rizzi, seconded by Kelli O'Brien McKinnon, to adjourn at 7:53pm.  
8-0-0 unanimous rollcall vote**

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

**Documents reviewed during the meeting:**

Measure 21-07

Measure 21-08

Measure 21-09