

Southfield Redevelopment Authority
Board of Directors Meeting
Applicable Subdivision Board
Conservation Commission
Wednesday, June 6, 2018 @ 7:00pm
Conference Room, SRA office

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

Not Present: Tony Agnitti

Also Present: Paul Niedzwiecki, Executive Director
 Jim Young, Land Use Administrator
 Eric Hart, Treasurer

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

Executive Session – to conduct a strategy session in preparation for negotiations with the Land Use Administrator

**VOTED: Motion of Tom Henderson, seconded by Robert Rizzi, to go into Executive Session
Unanimous 8-0 roll call vote**

**VOTED: Motion of Tom Henderson, seconded by Robert Rizzi, to reconvene the regular meeting at
7:34
Unanimous 8-0 roll call vote**

Minutes

**VOTED: Motion of Tom Henderson, seconded by Robert Rizzi, to table the April 18, 2018 minutes until
the June 20, 2018 meeting
Unanimous 8-0 vote**

VOTED: Motion of Chris Aiello, seconded by Tom Henderson, to approve the May 16, 2018 minutes as written.

Unanimous 8-0 vote

Delegation of the Review and Execution of Estoppel Certificates

Board Measure 18-015

VOTED: Motion of Tom Henderson, seconded by Chris Primiano, to authorize the Executive Director to review and execute Estoppel Certificates pursuant to Section 15.17.1 of the DDA. The Chairman shall serve as an alternate in the event of the Executive Director's absence.

Unanimous 8-0 vote

ASB -Discovery Dr. and Endeavor Blvd. Definitive Subdivision Plan – Revision #1

Appearing before the Board was John Perry, Gale Associates.

Mr. Perry explained the overall revision plan. He said the main change will be to the Right-of Way, which will be narrower. Also, the bike lanes have been moved out of the traveled way.

Tom Berkley of LStar said they are looking at making the roads consistent throughout the campus and this will be the preferred road design for this section of Union Point.

Jim Young said the lighting plan has been modified and will provide better lighting conditions.

Mr. Henderson was informed that there were no changes to stormwater numbers and that no additional permitting would be required from the Conservation Commission.

Mr. Berkley said the ground breaking will be June 14th, adding that most of the road will be done this year.

Board Measure 18-013

VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to approve, with conditions, the revisions to the Discovery Drive and Endeavor Boulevard Definitive Subdivision Plans

Unanimous 8-0 vote

Conservation Commission – Ratify Northland Enforcement Order

Mr. Young noted that stockpiling activity from recent grading work performed by Northland was conducted outside the limits of the Dorset Park site. He said Steve Ivas, MS, PWS, issued an

Enforcement Order to stop work. Northland has been given until the end of June to provide a restoration plan.

Mr. Rubin voiced concern about the requirement to install conservation posts every 50 feet. Mr. Niedzwiecki said he will take the issue up with the Conservation Agent.

Board Measure 18-016

**VOTED: Motion of Dave Rubin, seconded by Rob Rizzi, that the Conservation Commission ratify the Enforcement Order issued by the Conservation Agent to Northland Residential on May 31, 2018
Unanimous 8-0 vote**

Land Use Administrator Employment Agreement Discussion and Possible Vote

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to make an offer of continuing employment to James Young, as presented.
Unanimous 8-0 vote**

Treasurer's Report

-FY19 Budget Discussion and Possible Vote

Treasurer Eric Hart reviewed the FY19 proposed budget and stated that the Advisory Board approved all but the \$8,000 FY19 Enterprise Fund Budget, which was just prepared this week. He also said the Advisory Board supports some money be moved into the Stabilization Fund.

Mr. Hart explained that moving some portion of Free Cash into the Stabilization Fund would help to comply with State Audit recommendations, and also their Bond Rating.

Chairman Kruzer recommended \$400,000.00 be moved from Free Cash to the Stabilization Fund; Pat O'Leary suggested a policy be put in place to address this issue next year.

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to transfer \$400,000.00 from Free Cash to Stabilization Fund.
7-1 vote, with Pat O'Leary voting against**

Board Measure FY19 Budgets

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, that the Board of Directors approve FY19 General Budget of \$2,215,555.00 including:
Board of Directors Budget of \$74,000.00
General Administration Budget of \$259,200.00**

Reserve Fund of \$50,000.00
Finance Budget of \$161,250.00
Legal Budget of \$50,000.00
Information Technology Budget of \$52,500.00
Planning Budget of \$205,600.00
Benefits and Insurance Budget of \$179,000.00
Building Maintenance Budget of \$21,500.00
Public Works Budget of \$17,000.00
Debt Budget of \$1,145,500.00

AND

FY19 Enterprise Fund Budget
Professional Services \$8,000.00
Unanimous 8-0 vote

Executive Director's Report

Paul Niedzwiecki, Executive Director, agreed that setting up the Stabilization Fund would be a wise thing to do to improve credit worthiness and satisfy the state auditors, adding that the auditor's recommendations have to be addressed.

Mr. Niedzwiecki also reported that the town of Abington has requested his attendance at their June 11th Board of Selectmen meeting, and we have received a complaint alleging an Open Meeting Law violation regarding Executive Session minutes.

Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting: Lyndsey extended an invitation to Board members to attend LStar's June 14th ground breaking ceremony.

Public Comments on topics discussed at this meeting:

Mrs. Parsons of Rockland asked, regarding water and sewer, if the proposed piping at the end of Union Street would be kept in Weymouth. Mr. Berkley said yes.

Next Meeting: June 20, 2018

Adjournment

VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to adjourn the meeting at 8:40 PM
Unanimous 8-0 vote

Patricia Fitzgerald

Lyndsey Kruger

Patricia Fitzgerald, Recording Secretary

Lyndsey Kruger, Chairman

Documents reviewed during the meeting:

- **Discovery Drive & Endeavor Boulevard Definitive Subdivision Plans, 18-013:**
 - **Revision #1, May 16, 2018**
 - **Plan Review comments**
 - **Responses to plan review comments, Gale Associates, Inc.**
 - **Proposed Certificate of Action**
- **Enforcement Order, Northland Residential, 18-016**
- **Continuing Employment Offer to James Young**
- **FY19 Budget**