

Southfield Redevelopment Authority
Board of Directors Meeting
Tuesday, June 20, 2017 @ 7:30pm
Conference Room, SRA Offices

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

Also Present: Jim Young Land use Administrator
Scott Bois, Finance/Treasurer
Carl Karlberg, Chairman Advisory Board
Carla Moynihan, SRA Legal Counsel

The Chairman called the special meeting to order at 7:30pm

Revised Disposition and Development Agreement (DDA)

Ms. Moynihan reviewed the final revisions to DDA section 5.5 Project Review Fees and section 11.4 Specific Performance. All references to Letter of Credit guarantees were removed, and corrections were made to Project Escrow Account references. The financial terms were discussed at the last meeting and would insure SRA solvency five years out with continued sustainability beyond that. The final DDA would govern the relationship between LStar and SRA; and would be an easier read when reviewed by potential developer attorneys. Ms. Moynihan noted the DDA and the Exhibits would be ready for execution at the next Board meeting.

Board Measure 17-023

VOTED: Motion of Chris Aiello, seconded by Tom Henderson, to approve the Third Amended and Restated Disposition and Development Agreement (DDA) in its current form, and authorize the Chairman to sign the DDA when complete with all appropriate Exhibits

Unanimous 9-0 vote

Engagement of UMass Boston's Collins Center for SRA Executive Director Recruitment

Mr. Kobayashi attended the meeting to receive a formal agreement to proceed; and to review a draft Executive Director job description.

Board Measure 17-024

VOTED: Motion of Tom Henderson, seconded by Chris Primiano, to execute the Professional Service

**Agreement between SRA and UMass Boston's Collins Center for the Executive Director Recruitment
Unanimous 9-0 vote**

Discussion ensued on executing an agreement with LStar for reimbursement of expenses incurred for the services provided by the Collins Center. Some Directors voiced concern on whether or not a conflict of interest would occur if LStar paid for the Collins Center contract. Ms. Moynihan stated that in her opinion there would not be a conflict of interest. Some Directors voiced concern on LStar having input on the executive director profile, and participating in the Collins Center interview process. It was noted that LStar had been very clear about the lead person they would want to communicate with at SRA. Mr. Kobayashi indicated the executive director profile would not be swayed by anyone other than the SRA Directors. After a lengthy debate, the board reached a consensus on LStar reimbursement.

Board Measure 17-025

VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to execute the Executive Director Recruitment Fee Agreement by and between Southfield Redevelopment Authority and LStar Southfield, LLC for the reimbursement of services provided by the Collins Center

Unanimous 9-0 vote

Executive Director Job Description

Discussion ensued on the duties of an executive director. The Chairman noted the executive director would not be referred to as an executive officer of the organization. Mr. Kobayashi stated he would be contacting each Board member to discuss their view of the future SRA 3-5 years out; noted that the pool of candidates the job would draw would be looking for powers and duties analogous to the profession; and agreed to attend the next meeting of the Board on the July 10th to refine the job description and profile.

Revisions to SRA Employee Handbook

Further revisions were considered to the SRA Employee Handbook related to attendance, hours of operation, remote work, and vacation requests. No action was taken and the matter was tabled to the next meeting.

Public Comments

Mrs. Parsons, Rockland, stated that LStar should have no communication problems at all with SRA staff as they already owned the land and understood the legislation and zoning. The Chairman stated there were still day to day needs for SRA and LStar to communicate, beyond zoning.

Next meeting - June 26, 2017

**VOTED: Motion of Bob Rizzi, seconded by Chris Primiano to adjourn the meeting
Unanimous 9-0 vote**

The meeting ended 9:05pm

Mary Cordeiro, Recording Secretary

Lyndsey Kruzer, Chairman

Documents reviewed during the meeting:
DRAFT Third Amended and Restated DDA
Collins Center engagement letter
Executive Director Job Description
SRA Employee Handbook revisions