

Southfield Redevelopment Authority  
Board of Directors Meeting  
Monday, August 22, 2016 @ 7:00pm  
Conference Room, SRA Office

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

Directors Unable to Attend: Robert Rizzi

Also Present: Jim Young, Land Use Administrator  
Scott Bois, Finance/Treasurer

The Chairman called the meeting to order at 7:00pm and announced that Mr. Rizzi had requested remote participation. Attempts to contact Mr. Rizzi from the phone in the conference room were unsuccessful.

Minutes

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Tom Henderson, to accept the minutes of the SRA Board of Directors meeting held on August 8, 2016**  
**8-0 Unanimous vote to approve**

Board Reorganization

Discussion ensued on waiting to reorganize until a full board was present. All agreed to vote a Chairman at this time, and wait for the full board to elect a Vice Chairman and Clerk.

Only Ms. Kruzer was nominated for the chairman position.

**VOTED: Motion of Chris Aiello, seconded by Kelli O'Brien-McKinnon, to elect Lyndsey Kruzer as Chairman of the Board**  
**7-0-1 vote, Kruzer abstained**

Amended and Restated MOA for Provision of Water and Wastewater Services

The Chairman noted that, 48 hours in advance of the meeting, the Amended and Restated Weymouth Water Agreement was not ready, and was not posted. The proposed MOA would implement a temporary water plan until a permanent MWRA water system was operational. Mr. Barry, LStar, indicated that the MOA was important to imminent land sales. He noted this temporary water plan would not provide water to the Rockland or Abington portions of the Base, and that he was working

with those Towns to find a creative short term water solution in order to build in all three communities. Mr. Barry stated that now was the time for infrastructure improvements to unlock commercial development before an economic downturn occurred; that commercial land sales were contingent upon a permanent water source; that LStar's #1 priority was finding a water source for Abington and Rockland; that LStar was marketing the whole project, and that Union Point tours started at the Rockland end of the Bill Delahunt Parkway.

Mr. Henderson voiced concern that Rockland could lose out on the building boom opportunity, noted the new Legislation prevented the Abington Rockland Joint Water Works (ARJWW) from using Sandy Bottom water to develop the Base; and also noted that Abington/Rockland sewer capacity was maxed out and needed to be mitigated. Mr. Aiello was not optimistic that ARJWW would be the short term solution and suggested LStar look to Brockton for desalinated water; he stated he was willing, in the spirit of cooperation and for the benefit to Abington, to vote in favor of the Agreement.

Board Measure 16-043

**VOTED: Motion of Chris Aiello, seconded by Steve LeMott, that the Southfield Redevelopment Authority authorize the execution and delivery by the Chairman of the Vice Chairman of the Board of Directors of the Authority, each acting alone, for any and all documents necessary between the SRA and the Town of Weymouth for the Amended and Restated Memorandum of Agreement for Provision of Water and Wastewater Services and for a Consecutive Public Water System as presented this evening with minor corrections, and any and all other similar instruments necessary or desirable, which such other instruments shall be in such form and to contain such terms and provisions as the Authorized party executing the same shall deem necessary or desirable, as conclusively evidenced by his or her execution thereof**

**8-0 Unanimous vote**

SRA Operational Issues

Discussion ensued on the mission of the SRA Operations Working Group to increase the transparency and efficiency of the SRA, to access the status of open items and see an accounting on what's been done and by whom, to ensure appropriate staffing levels to support the workload and make sure operating in the most efficient manner. The Board agreed it was imperative to show that the SRA was running smoothly, always on point, and sending the same message to all three communities on this profitable forward moving venture.

Mr. Agnitti stated the SRA had a strong staff and should be provided with the tools they need to do their job. Mr. Primiano stated the SRA needed to partner the staff with the Towns, and he introduced Robert Luongo, Director, Town of Weymouth Planning and Community Economic Development, who offered his assistance the SRA.

Further discussion ensued on the Board's intent to utilize cloud based hosting for status report; integrating a program with SRA's current software will be discussed with Mr. Bois. The Chairman thanked Mr. Young for his status report template.

MassDOT Access License Agreement

Mr. Young noted that temporary access to National Park Service (NPS) property was needed for the Rte. 18 widening project, to allow DOT access to a sliver of NPS property located along Calnan Road in order to clear out invasive species as part of a wetland mitigation project. NPS and DOT collaborated on the form of agreement, and it was approved by all parties including legal counsels.

Board Measure 16-041

**VOTED: Motion of Tom Henderson, seconded by Patricia O’Leary to approve the Access License Agreement with MassDOT as presented**

**8-0 Unanimous vote**

ANR Plan Parkway Phase 1 Rev. 1

Mr. Young noted that a legal description was revised to correct one bearing on Lot 10, sheet 5 of the ANR Plan dated Aug. 18, 2016.

Board Measure 16-040

**VOTED: Motion of Chris Aiello, seconded by Chris Primiano, 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 – Bill Delahunt Parkway, Southfield, Weymouth and Rockland MA’ dated August 5, 2016 and revised August 18, 2016**

**8-0 Unanimous vote**

Parkway Phase 1 Deed, Easement Agreement, Bill of Sale and Maintenance Agreement

Mr. Young noted the remaining documents were finalized, reviewed by all legal counsels, and that the Agenda item was now ready for Board action. He recommended moving forward with the vote.

Discussion ensued on the maintenance agreement, parkway maintenance costs, and the State’s need to preserve the tax exempt status of the bond.

Board Measure 16-039

**VOTED: Motion of Tom Henderson, seconded by Chris Primiano,**

**RESOLVED: That, pursuant to that certain Second Amended and Restated Disposition and Development Agreement dates as of May 13, 2015 by and between the Authority and LStar Southfield, LLC (LStar) f/k/a LNR South Shore, LLC, the Authority is authorized to acquire the Bill Delahunt parkway Phase 1 Parcels from LStar and to accept a deed and other instruments of conveyance to the Authority by LStar conveying the Bill Delahunt parkway Phase 1 parcels and related rights and property in connection therewith, and to execute easement and maintenance agreements relating thereto, all subject to review and approval by the Authority’s legal counsel of title to the subject parcels, and the form and substance of all final documents and plans to be executed or recorded.**

**RESOLVED: That, the Chairman and Vice Chairman of the board of Directors of the Authority, each acting individually, be and hereby are authorized and directed, in the name and on behalf of the Authority: (a) to sign, seal with the seal of the Authority, acknowledge if deemed advisable and deliver such documents, the execution thereof by the singer 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 transaction contemplated by the foregoing resolution, 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 transaction contemplated by the foregoing resolutions

**8-0 Unanimous vote**

#### Legal Services

The Board continued their deliberation of legal service options carried over from the last meeting. A lengthy discussion ensued on segregating SRA's legal needs, and parceling out the work to the law firms under consideration, based on their expertise and their rates. It was noted that Burns & Levinson were currently involved in legacy items and that SRA should continue to use them. Several Board members favored Sherin & Lodgen for their BRAC experience, and Galvin & Galvin and KP Law for their local town knowledge. The Board considered one year commitment letters for different levels of service including: DDA and Real Estate issues, NAVY and National Park Service issues, Master Developer and End Developer issues. It was agreed that NAVY and DDA work would be handled by a large law firm; and day to day issues by a local firm.

Board Measure 16-044

**VOTED: Motion of Pat O'Leary, seconded by Kelli O'Brien-McKinnon, to send an engagement letter to Sherin & Lodgen to perform DDA negotiation services at this time**

**8-0 Unanimous vote**

Mr. Aiello made a motion to engage KP Law as second counsel, there was no second.

Board Measure 16-045

**VOTED: Motion of Chris Primiano, seconded by Pat O'Leary, to engage Galvin & Galvin as second counsel**

**8-0 Unanimous vote**

#### Status Reports

Ms. O'Brien-McKinnon noted the next Master Plan meeting would take place on Sept. 6<sup>th</sup>. There were no other updates at this time.

#### Public Comments

Ms. Parsons, Rockland, noted that qualifying for MWRA services was a time critical process for Rockland. Ms. Curran, Weymouth, was informed the agreement obligated LStar to implement MWRA water within 5 years.

Ms. Karlberg, Weymouth, was informed that Weymouth engineering approved the 600K GPD water to Union Point.

Mr. Galluzzo, East Bridgewater, noted that Weymouth had a dire drought situation for drinking water and voiced dismay that the water would be used for development.

Ms. Pries, Weymouth, voiced concern on Weymouth's liability if they could not provide water per the

agreement.

Mr. Perez, Weymouth, stated that the Board's vote on this Water contract with no public notice contradicted SRA's claim of transparency; he noted that the previous Water Agreement was also executed without public notice.

**VOTED: Motion of Patricia O'Leary, seconded by Chris Aiello, to adjourn the meeting**

**8-0 Unanimous vote**

The meeting ended at 9:15pm

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Mary Cordeiro, Recording Secretary

Lyndsey Kruzer, Chairman

Documents reviewed during the meeting:

MassDOT Access License Agreement

ANR Plan Parkway Phase 1 Rev. 1

Parkway Phase 1 Deed, Easement Agreement, Bill of Sale and Maintenance Agreement

Amended and Restated Memorandum of Agreement for Provision of Water and Wastewater Services