

Southfield Redevelopment Authority
Board of Directors Meeting
Monday, August 8, 2016 @ 7:00pm
Conference Room, SRA Offices

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

Also in attendance: Jim Young, Land Use Administrator
Scott Bois, Finance/Treasurer
Matt Feher, Legal Counsel

The Acting Chair called the meeting to order at 7:00pm
Minutes

**VOTED: Motion of Robert Rizzi, seconded by Tom Henderson to approve the minutes of the SRA Board of Directors meeting held on July 25, 2016
8-0-1 vote to approve, Primiano abstained**

Proposals for Legal Services

Attorneys from four legal firms attended the meeting to present their proposals. The Board inquired about their experiences with state/federal agencies, BRAC projects, etc., and agreed to consider legal service options at the next meeting.

Burns & Levinson, involved in development of the new Legislation, the transition from SSTTDC to SRA, the restated DDA to consent to transfer of ownership to LStar, two Parkway construction agreements and several land transfers; had extensive state agency contacts.

Galvin & Gavin, counsel to the Towns of Rockland, Marshfield and Norwell, worked with Rockland on major revisions to NAS Zoning and Land Use By-Laws. A partner, Mr. Whitten, counsel to the Towns of Stow and Marion, had experience with remediation at Otis and Pease Air Force Bases and with federal grants.

KP Law had extensive public sector experience and were public law experts. They had experience with MassDevelopment on Devens redevelopment project.

Sherin & Lodgen, counsel to the Boston Redevelopment Authority, MassDOT and Mass Turnpike Authority, had experience with federal grants and the NEPA process, and also with Town of Alston's special legislation.

Applicable Subdivision Board

Performance Bond Release/Replacement

Mr. Young noted that this item was not ready since a draft form of Replacement Bond had not yet been received from LStar for legal counsel review.

ANR Plan, Parkway Phase 1

Mr. Feher noted amendments to the New Legislation (Section 19C) that require LStar to transfer ownership of the existing Bill Delahunt Parkway to the Towns or SRA. He also noted there was a time critical deadline to complete the land transfer in order for the Commonwealth to refinance the Parkway bonds. Ms. Kruzer noted that both LStar and SRA counsels were working on the expeditious transfer of land, but there were several steps involved in the process for SRA to accept the Parkway.

Mr. Young noted the ANR Plan was reviewed by Staff and Counsel, the Plan included 13 parcels within the existing right-of-way and 23 easement areas (drainage, utilities and wildlife crossings) along that stretch of roadway, one parcel (Lot #7), located in the Perimeter Area, required endorsement from the Rockland Planning Board. The Board was informed that Parkway Maintenance Agreements between SRA/LStar and SRA/Rockland were time critical.

Mr. Henderson noted the Rockland Planning Board had a meeting scheduled for Thursday, August 11th; he offered to assist in getting the ANR Plan on their Agenda. SRA staff would deliver ANR Plans, Form A Application and filing fee to Rockland first thing in the morning.

Board Measure 16-038

VOTED: Motion of Tom Henderson, seconded by Chris Aiello 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

Unanimous vote

Parkway Phase 1 Deed, Easements and Maintenance Agreement

Ms. Kruzer noted that the Parkway Maintenance Agreement with LStar would require LStar to cover the cost of Parkway maintenance, and that a response from LStar on SRA's edits to the draft agreement was still pending. Mr. Feher indicated that LStar was still working on the Title Commitment and a Partial Release of Mortgage. Mr. Young noted that progress was made on the final form of the Deed, the Easement Agreement and the Bill of Sale. There was no recommendation for Board action at this time.

VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon to table the discussion of the Parkway Phase 1 Deed, Easements and Maintenance Agreement to the next meeting

Unanimous vote

Status Reports

Ms. Kruzer noted that a final list of working groups would be ready later in the week.

Mr. Murray, LStar, stated that Parkway construction was on schedule.

There was no update from Staff, and no comments from the Public.

Next meeting August 22, 2016

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

Unanimous vote

The meeting ended at 8:55pm

Mary Cordeiro, Recording Secretary

Lyndsey Kruzer, Acting Chair

Documents reviewed during the meeting:

Legal Service Proposals (4)

ANR Plan – Parkway Phase 1