

Southfield Redevelopment Authority
Board of Directors Meeting
Monday, September 14, 2015 @ 7:00pm
Conference Room, SRA Offices

Directors Present: William Minahan, Chairman
Patricia O'Leary, Vice Chairman
Christopher Aiello, Clerk
Walter Flynn
Kelli O'Brien-McKinnon
Ralph Rivkind
Lyndsey Kruzer
John Brewer

Directors Unable to Attend: Robert Rizzi

Also Present: Scott Bois, Treasurer/Collector
Jim Young, Land Use Administrator
Kyle Corkum and Matt Barry, LStar Management

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

Minutes

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Ralph Rivkind, to approve the minutes of the Board of Directors meeting held on August 24, 2015
5-0-3 vote Aiello, Flynn and O'Leary abstained

Agreement Workgroup Update

DDA: Mr. Rivkind noted that he and Mr. Brewer conferred with legal counsel and prepared a letter response to LStar's recent letter. It was delivered today to Mr. Barry, Division President.
The Board was also informed that a review of employee job descriptions was ongoing.

Water and Sewer Workgroup

Ms. O'Leary asked Mr. Corkum for an update on water, and he stated they were scheduled to appear before the MWRA Board of Directors on Wednesday (Sept. 16, 2015).

Ms. O'Leary asked Mr. Bois for an update on water bills and leaks, and he referenced SRA communications with LStar regarding water usage in the new system, as well as continued tracking of unaccounted for water usage in the old (NAVY) system. Mr. Corkum stated that LStar and the SRA were working together.

Parkway and NAVY Workgroup

Ms. Kruzer noted that a discussion was had with LStar on maintenance and ownership of the Parkway. The Board was informed that SRA would host a public hearing for MassDOT on the next segment of the

Parkway.

Mr. Flynn asked if the Workgroup Meetings were open to all members of the group, and the Chairman confirmed they were.

Master Plan Workgroup

Mr. Flynn noted that the Master Plan was still evolving, and that he was no longer able to attend the Tuesday morning meetings. He asked Mr. Corkum if the work product from each meeting could be copied to a thumb drive so he could review it at a later time. Mr. Corkum stated he would be happy to circulate a copy of any relevant changes to the Master Plan to the workgroup, and would also consider scheduling the larger monthly meetings later in the day.

LStar Management Report

Mr. Corkum noted that there were five commercial prospects interested in locating to the Parkway; that Pulte Homes had not yet disclosed their home prices, that chain link fencing was being replaced with split rail along the residential borders of the Base, and that he may need assistance from SRA to seek NAVY's permission for the continued use of Hangar 2.

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Aiello, to authorize the Chairman to sign any NAVY applications that may be required for the continued use of Hangar 2.

Unanimous vote

Mr. Corkum voiced concern with deer hunting that occurs on the site, and with new nature trails about to be opened to the public. He asked the Board to consider a universal no hunting policy for the entire site.

Mr. Young was asked to contact the National Park Service regarding posting of signs on the PBC land. A lengthy discussion ensued on liability insurance and enforcing a hunting policy and Mr. Bois noted that a comprehensive insurance review on SRA's liabilities had already been completed, but would be revisited if a no hunting policy was adopted. The Chairman requested a written response on coverage for hunting incidents.

The Board agreed that the matter should be brought to the next Board meeting.

Staff Report

Mr. Bois noted that Fiscal Year 2015 was closed and the auditors were due.

Staff responded to comments provided by Mr. Rivkind on the four vendor contracts that were provided to the Board.

Mr. Young noted that a public hearing was scheduled for the next Board meeting on Weymouth's major zoning revisions.

He also noted he was communicating with Pulte Homes and Northland as they break ground on their projects.

Mr. Flynn was informed that further discussion was needed with Weymouth DPW on Dig Safe markings at Southfield.

Public Comment

Ms. Hilbert, Weymouth, was informed that NAVY utility drawings were not very accurate especially relating to the underground utilities.

Next Meetings

Monday, September 28, 2015

Wednesday, October 14, 2015

VOTED: Motion of Walter Flynn, seconded by Lyndsey Kruzer, to adjourn the meeting

Unanimous vote

The meeting ended at 7:50pm

Mary Cordeiro, Recording Secretary

William H. Minahan, Jr., Chairman

There were no documents reviewed during the meeting.