

Southfield Redevelopment Authority
Advisory Board
Wednesday, November 19, 2018 @ 7:00pm
Conference Room, SRA office

Directors Present: Carol Karlberg, Chairman
Joseph Shea
Bruce Hughes
Lawrence Leahy
Eric Miller
Martin Pillsbury
William Koplovsky

Also Present: Paul Niedzwiecki, Executive Director
Eric Hart, Treasurer

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

Appointment of Secretary

Joe Shea volunteered to be Secretary

VOTED: Motion made by Eric Miller, seconded by Martin Pillsbury, to appoint Joseph Shea as Secretary to the Advisory Board.

Unanimous 7-0 vote

VOTED: Motion made by Joe Shea, seconded by Martin Pillsbury, to re-appoint Carol Karlberg as Chairperson to the Advisory Board.

Unanimous 7-0 vote

VOTED: Motion made by Bill Koplovsky, seconded by Martin Pillsbury, to appoint Bruce Hughes as Vice-Chairperson to the Advisory Board.

Unanimous 7-0 vote

Discussion: Treasurer Eric Hart reported on the following:

-FY18 Financials: The audit is just finishing up and Lynch Marini & Assoc. are nearly ready to issue the draft version. Mr. Hart explained that the report will show a deficiency in revenue of \$228,000 (developer didn't pay the second half of their fee until after the end of FY 2018) and less money was spent on expenditures than anticipated (\$294,000) leaving an excess of \$66,000.

He added that the Parkway Bond payment of \$1,571,437.50 has been included (due June 30th) which results in a deficiency of \$1,505,379.81 for FY18. Also reflected is the \$400,000 transferred to the Stabilization Fund.

-FY19 Supplemental Budget:

- East-West Parkway Bond Debt service is \$1,692,350 due by year end; will notify the Developer that payment is due.

-State Audit:

Everything that was asked for has been provided and/or addressed.

-Adoption of M.G.L. Chapter 32B, Section 20; adoption of the OPEB Trust Fund law was voted on and accepted at the BOD meeting on 11-7-2018.

Executive Director, Paul Niedwiecki, reported on:

- Status of Vacancies:

The plan is to bring on more staffing. He said there are good people on staff now but if, in the future, financing infrastructure will be a main focus, there will be different staffing needs.

-LStar, Status of Master Developer:

- They are under-performing in commercial build-out
- There is a lack of progress on infrastructure (water and sewer)
- Management dispute/issues; pending court cases and expenditure limitations of \$25,000
- Court cases pending
- Management can't perform as per the 2014 legislation

Measure 18-028

VOTED: Motion of Joe Shea, seconded by Martin Pillsbury, to approve the FY19 General Fund Supplemental Budget of \$3,900,900.00.

Unanimous 7-0 vote

Mr. Shea asked if all three towns are getting updates; Mr. Niedzwiecki said he has been to Rockland and Abington and agreed all three towns need updates.

Public Comments

Mary Parsons of Rockland said the Notice of Project Change (original certificate) has not been satisfied. She also asked what the new president of LStar (Gerry Kavanaugh) is doing.

Gerry Kavanaugh said he is meeting with Paul Niedzwiecki weekly. Mr. Niedzwiecki said there is a management struggle within LStar.

Ms. Parsons stated that everyone needs to know that Rockland does not have to provide water.

Next Meeting Date: To be determined

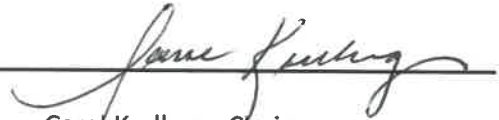
Adjournment

VOTED: Motion of Martin Pillsbury, seconded by Joe Shea to adjourn the meeting at 8:50pm.

Unanimous 7-0 vote



Patricia Fitzgerald, Recording Secretary



Carol Karlberg, Chairman

Documents reviewed during the meeting:

Supplemental Budget FY19