

Southfield Redevelopment Authority (SRA)  
Board of Directors  
Remote Participation Via ZOOM  
Wednesday, October 25, 2023 at 7:00pm

**Directors Present:** Tom Henderson, Chairman  
David Rubin, Vice-Chairman  
Pat O’Leary, Clerk  
Kelli O’Brien-McKinnon  
Bob Rizzi  
Monica Horan  
Chris Primiano  
Joe Gratta  
Roger Woods, Jr.

**Also Present:** Jim Young, Land Use Administrator  
Eric Hart, Treasurer  
Bob Galvin, Attorney

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

*The **application Webinar #822-1512-0579** provided through **ZOOM** and a **Passcode of 459502** will be used for this remote participation meeting.*

The Zoom online link and dial-in instructions were provided 48 hours in advance of the meeting.

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

EXECUTIVE SESSION:

**VOTED: Motion of Roger Woods, Jr., seconded by Bob Rizzi, to go into Executive Session, (1) to approve executive session meeting minutes for the following dates: June 21, 2023 and August 16, 2023, (2) to discuss strategy with respect to pending litigation and litigation that is otherwise demonstrably likely where an open meeting may have a detrimental effect on the bargaining or litigating position of the Southfield Redevelopment Authority pursuant to Gen. L. c. 30A Section 21(a)(3) to wit SRA v. LStar Southfield, LLC, et al, (3) to consider the purchase, exchange, lease, or value of real property, the disclosure of the property itself would have a detrimental impact on the bargaining position of the Southfield Redevelopment Authority, and (4) to conduct a strategy session in preparation for negotiations with nonunion personnel, and to reconvene in Open Session.**

**9-0-0 Unanimous roll call vote**

**VOTED: Motion of Roger Woods, seconded by Pat O’Leary, to move into Open Session at 7:19pm.**

**9-0-0 Unanimous roll call vote**

Attorney Galvin left at 7:19pm.

Minutes

**VOTED: Motion of Roger Woods, seconded by Monica Horan, to approve the minutes from September 18, 2023, as written**

**7-0-2 Roll call vote; Bob Rizzi and Joe Gratta abstained**

**VOTED: Motion of Roger Woods, seconded by Pat O’Leary, to approve the minutes from September 20, 2023, as written**

**7-0-2 Roll call vote; Bob Rizzi and Dave Rubin abstained**

**VOTED: Motion of Roger Woods, seconded by Pat O’Leary, to approve the minutes from September 26, 2023, as written**

**8-0-1 Roll call vote; Bob Rizzi abstained**

Easement Agreement between the Brookfield Village Homeowners Association (HOA) and the Southfield Redevelopment Authority (SRA); discussion and possible vote

Mr. Young said it is in the best interest of the SRA to secure rights to some of the Home Owners Association property as utility work may be needed in the future. He said Brookfield Village HOA has already given their approval.

*Public Comments:* none

**VOTED: Motion of Roger Woods, seconded by Bob Rizzi, to approve the Easement Agreement between the Brookfield Village Homeowners Association and the Southfield Redevelopment Authority, as presented, and hereby authorize the Chairman to execute the agreement.**

**9-0-0 Unanimous roll call vote**

Treasurer’s Report

-Update Signature Authority Designation for Expenditures and Payroll; discussion and possible vote

Mr. Hart said it is an annual requirement to vote and designate the signatories for the Expenditure and Payroll warrants.

**VOTED: Motion of Roger Woods, seconded by Kelli O’Brien-McKinnon, to approve the Chairman as primary signatory, and to designate Pat O’Leary as secondary signatory, for the expenditures and payroll warrants**

**9-0-0 Unanimous roll call vote**

-Retirement and Other Post Employment Benefit discussion, funding, and possible votes

Mr. Hart said there has been an unexpected increase to OPEB of \$8,928 and requested a transfer to cover that cost.

**VOTED: Motion of Roger Woods, seconded by Kelli O'Brien-McKinnon, to transfer to the Health Insurance Account \$8,928 from the OPEB Trust Fund.**

**9-0-0 Unanimous roll call vote**

**Topics Not Reasonably Anticipated by the Chairman 48 hours before the Meeting: none**

**Next meeting:** November 15, 2023 at 6pm

**Adjournment**

**VOTED: Motion of Roger Woods, seconded by Monica Horan, to adjourn at 7:30pm.**

**9-0-0 Unanimous roll call vote**

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

**Documents reviewed during the meeting:**

Measure 23-20