

Southfield Redevelopment Authority (SRA)
Board of Directors and Applicable Subdivision Board
Remote Participation Via ZOOM
Wednesday, November 15, 2023 at 6:00pm

Directors Present: Tom Henderson, Chairman
David Rubin, Vice-Chairman
Kelli O'Brien-McKinnon
Chris Primiano
Joe Gratta
Roger Woods, Jr.
Pat O'Leary, Clerk

Not Present: Bob Rizzi
Monica Horan

Also Present: Jim Young, Land Use Administrator
Eric Hart, Treasurer

The Chairman called the meeting to order at 6:00pm.

*The **application Webinar #883-3508-0799** provided through **ZOOM** and a **Passcode of 844143** 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.

EXECUTIVE SESSION:

VOTED: Motion of Roger Woods, Jr., seconded by Joe Gratta, to go into Executive Session, (1) 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, and (2) 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 to reconvene in Open Session.

7-0-0 Unanimous roll call vote

VOTED: Motion of Roger Woods, seconded by Kelli O'Brien-McKinnon, to move into Open Session at 6:12pm.

7-0-0 Unanimous roll call vote

Minutes

VOTED: Motion of Roger Woods, seconded by Kelli O'Brien-McKinnon, to approve the minutes from October 25, 2023, as written

7-0-0 Unanimous roll call vote

Exclusive Negotiation Agreement (ENA) between Southfield Redevelopment Authority and BPD Union Point LLC -Amendment request (to extend the term of the ENA); discussion and possible vote

VOTED: Motion of Joe Gratta, seconded by Chris Primiano, to approve the amendment the Exclusive Negotiation Agreement with BPD Union Point LLC, as presented, and hereby authorize the Chairman to execute the amendment.

7-0-0 Unanimous roll call vote

Applicable Subdivision Board

-Winterwoods (a.k.a. Brookfield Village) Definitive Subdivision Plan

Request to Release Performance Bond and to Execute Street Acceptance Plans for Chestnut Creek, Skyhawk Circle, Stonehaven Drive and Streamview; discussion and possible vote

Mr. Young noted that all work on this subdivision is complete, and it has been signed off by the respective departments in the Town of Weymouth. Mr. Young's recommendation is for the Applicable Subdivision Board to approve the release of Pulte's Performance Bond (current balance is \$10,000) and to accept the Street Acceptance Plans.

VOTED: Motion of Roger Woods, seconded by Dave Rubin, to approve the release of Pulte Homes of New England LLC's Performance Bond #1162926for the Winterwoods Project (a.k.a. Brookfield Village), and to execute the Street Acceptance Plans, as presented.

7-0-0 Unanimous roll call vote

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

Next meeting: December 6, 2023

Adjournment

VOTED: Motion of Roger Woods, seconded by Dave Rubin, to adjourn at 6:19pm.

7-0-0 Unanimous roll call vote

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

Measure 23-21

Measure 23-23