

Southfield Redevelopment Authority (SRA)  
Board of Directors, Special Permit Granting Authority, and Variance Granting Authority  
Remote Participation Via ZOOM  
Wednesday, March 1, 2023 7:00pm

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

**Not Present:** Monica Horan

**Also Present:** Jim Young, Land Use Administrator  
Eric Hart, Treasurer  
Robert W. Galvin, Esq.  
John Twohig, New England. Development  
Curt Toll, Greenberg Traurig, LLP  
Tim Sullivan, Goulston & Storrs PC

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

*The **application Webinar #875-2709-8426** provided through **ZOOM** and a **Passcode of 073872** 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.

**VOTED: Motion of Roger Woods, Jr., seconded by Bob Rizzi, to go into Executive Session, 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.  
8-0-0 unanimous roll call vote**

Open Session resumed at 7:13pm

**Open-Session Minutes**

**VOTED: Motion of Roger Woods, Jr., seconded by Kelli O’Brien-McKinnon, to approve the minutes of January 18, 2023, as written  
7-0-1 roll call vote; B. Rizzi abstained**

**VOTED: Motion of Roger Woods, Jr., seconded by Kelli O'Brien-McKinnon, to approve the minutes of January 30, 2023, as written 7-0-1 roll call vote; B. Rizzi abstained**

**VOTED: Motion of Roger Woods, Jr., seconded by Kelli O'Brien-McKinnon, to approve the minutes of February 1, 2023, as written 8-0-0 roll call vote**

Economic Development Conveyance Purchase Agreement between U.S. Navy and SRA

Discussion and possible vote to approve the following:

- SRA letter to Navy regarding Developer Parties
- Amended and Restated Second Amendment to Purchase Agreement
- Development Management Agreement between SRA and BPD Union Point, LLC
- Third Amendment to Purchase Agreement
- Amended and Restated Escrow Agreement between Navy, SRA, and Citibank

Chairman Henderson opened by saying that the work done on the Third Amendment documents by the development team, staff, and Atty. Bob Galvin, has been monumental and will allow for the proper handling and treatment of PFAS in groundwater to be dealt with in a forthright manner during future construction activities.

Atty. Galvin explained that LStar defaulted in 2019 and, in 2020, the SRA signed on with BPD, allowing them to take over Master Developer duties. He commented that it was a tremendous job of renegotiating the Purchase Agreement with the Navy.

*Public Comments*

Mary Parsons, Rockland, asked what would happen with the water after PFAS are removed, and who will oversee the project?

Mr. Toll said water would likely be discharged to the TACAN outfall in accordance with all applicable regulations and required permits; Mr. Young explained that this is still in the design phase, and the Navy will own and oversee the project.

**VOTED: Motion of Dave Rubin, seconded by Rogers Woods, to approve the following documents as presented, and to authorize the Chairman to execute said documents:**

- **SRA Letter to Navy regarding Developer Parties**
- **Amended and Restated Second Amendment to Purchase Agreement**
- **Development Management Agreement between SRA and BPD Union Point LLC**
- **Third Amendment to Purchase Agreement**

**8-0-0 roll call vote**

Special Permit Granting Authority and Variance Granting Authority

Public Hearings Continued from January 18, 2023:

CP Endeavor Holdings 18 LLC's Joint Application for Development Plan and Site Plan Approval, and Application for Variances for a Proposed 99-Room Hotel

*(Applicant has requested a continuation until May 3, 2023 at 7:00 P.M.; no testimony will be heard)*

**VOTED: Motion of Roger Woods, Jr., seconded by Bob Rizzi, to continue this hearing to May 3, 2023 at 7:00pm**

**8-0-0 unanimous roll call vote**

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

**VOTED: Motion of Roger Woods, Jr., seconded by Bob Rizzi, to adjourn at 7:40pm**

**8-0-0 unanimous roll call vote**

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

**Documents reviewed during the meeting:**

Measure 23-05