

Southfield Redevelopment Authority (SRA)
Board of Directors Remote Participation Meeting
Wednesday, March 17, 2021 @ 6:30pm

Directors Remotely Present, via Attendance Rollcall:

Tom Henderson, Chairman
David Rubin, Vice-Chairman
Pat O’Leary, Clerk
Kelli O’Brien McKinnon
Robert Rizzi (connected at 6:51pm)
Brittany Besler
Chris Primiano
Kevin Donovan

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

The Chairman called the meeting to order at 6:30pm and said:

*In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, the Southfield Redevelopment Authority (“the Authority”) shall be meeting remotely until further notice. The **application Webinar #822-7768-3662** provided through **ZOOM** and a **Passcode of 749199** will be used for this purpose.*

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

This application will permit the public to access and participate in future Board meetings and hearings. We extend our thanks for your understanding and participation in this manner, which is intended to keep members of the Board and the public safe.

This meeting may be recorded via Zoom.

Executive Session

Chairman Henderson said the Board would be going into Executive Session to: (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, (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 (3) to discuss strategy with respect to contract negotiations with non-union personnel, and to reconvene in Open Session.

VOTED: Motion of Tom Henderson, seconded by Kevin Donovan, to go into Executive Session and to reconvene in Open Session.

7-0-0 unanimous rollcall vote (Robert Rizzi not connected)

Open Session resumed at 6:49pm

Open Session Minutes

VOTED: Motion of Kevin Donovan, seconded by Dave Rubin, to accept the March 3, 2021 minutes as written.

7-0-0 unanimous rollcall vote (Robert Rizzi not connected yet)

Exclusive Negotiation Agreement (ENA) between Southfield Redevelopment Authority and BPD Union Point LLC - Extension Discussion and Possible Vote

Chairman Henderson said the ENA would be month-to-month until an Amended ENA is executed.

Public comments: none

VOTED: Motion of Chris Primiano, seconded by Tom Henderson, to extend the ENA by another 30 days to April 30, 2021

8-0-0 unanimous rollcall vote

Treasurer's Report

-Resolution for Amendment to Exhibit A (Series 2020A Improvements) of the 2010A Infrastructure Development Revenue Bond Refunding Amended and Restated Trust Indenture

Chairman Henderson read the Resolution:

WHEREAS, the Southfield Redevelopment Authority (the "Authority") issued its \$13,295,000 Infrastructure Development Revenue Refunding Bonds, Series 2020A, dated December 18, 2020 (the "Bonds"), pursuant to Chapter 291 of the Acts of 2014, as amended (the "Act"), and the Authority's Amended and Restated Trust Indenture dated as of December 1, 2020 (as heretofore amended and supplemented, the "Indenture"), between the Authority and Wells Fargo Bank, N.A., as bond trustee (the "Trustee"), in order to refund the Authority's Infrastructure Development Revenue Bonds, Series 2010A, pay costs of issuing the Bonds, fund a reserve fund

for the Bonds, and pay costs of certain public infrastructure projects identified in Exhibit A of the Indenture, as the same may be amended from time to time (the “Series 2020A Improvements”); and

WHEREAS, the Indenture authorizes the Authority to amend Exhibit A and the list of Series 2020A Improvements by resolution of the Board of the Authority;

WHEREAS, the Authority wants to proceed with designing, permitting and preparing bid documents for the Sewer Pump Station #1 Improvements project, which is one of the Series 2020A Improvements, and must amend Exhibit A to identify such preliminary costs of the Sewer Pump Station #1 Improvements project as a separate and distinct project component constituting its own Series 2020A Improvement in order to satisfy certain requirements of the Indenture; NOW, THEREFORE, BE IT RESOLVED by the members of the Board of the Authority, pursuant to the Act, as follows:

Section 1. The Authority hereby approves the use of \$40,300 of proceeds of the Bonds to fund costs of designing, permitting and preparing bid documents for the Sewer Pump Station #1 Improvements project (the “Project”). Pursuant to Section 10.01(c) of the Indenture, the Authority hereby amends Exhibit A of the Indenture to add the Project as a new Series 2020A Improvement eligible for funding from proceeds of the Bonds, which amended Exhibit A shall be in the form attached hereto.

Section 2. Each Authorized Officer (as defined in the Indenture), acting singly, is hereby authorized to do all acts and things, and to approve, execute and deliver any and all documents, certificates and other instruments necessary or desirable to effectuate the amendment to Exhibit A of the Indenture, including, without limitation, a supplemental indenture by and between the Authority and the Trustee providing for the amendment to Exhibit A of the Indenture.

Section 3. This Resolution shall take effect immediately.

Date Adopted: March 17, 2021

**VOTED: Motion of Tom Henderson, seconded by Bob Rizzi, to adopt the resolution as recommended by bond counsel
8-0-0 unanimous rollcall vote**

Measure 21-02 Transfer (RESCIND)

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien McKinnon, to RESCIND the transfer of \$40,300 from the Stabilization Fund into a new Sewer Pump Station #1 Improvements Fund made on February 3, 2021
8-0-0 unanimous rollcall vote**

Public comments: none

Topics Not Reasonably Anticipated by the Chairman 48 hours in advance of the Meeting:
none.

Next Meeting: Date to be determined

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien McKinnon, to adjourn at 6:58pm.
8-0-0 unanimous rollcall vote**

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

Resolution dated March 17, 2021
Measure 21-02 (RESCIND)