

Southfield Redevelopment Authority (SRA)
Board of Directors, Special Permit Granting Authority, and Variance Granting Authority
Remote Participation Via ZOOM
Wednesday, May 03, 2023 7:00pm

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

Directors Not Present: Bob Rizzi

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

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

*The **application Webinar #894-9589-4889** provided through **ZOOM** and a **Passcode of 680983** 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.

Minutes

VOTED: Motion of Roger Woods, seconded by Kelli O’Brien-McKinnon, to accept the March 1, 2023 minutes, as written.

7-0-1 Roll call vote; Monica Horan abstained

VOTED: Motion of Roger Woods, seconded by Kelli O’Brien-McKinnon, to accept the March 15, 2023 minutes, as written.

8-0-0 Unanimous roll call vote

VOTED: Motion of Roger Woods, seconded by Kelli O’Brien-McKinnon, to accept the March 29, 2023 minutes, as written.

7-0-1 Roll call vote; Joe Gratta abstained

Special Permit Granting Authority and Variance Granting Authority

Public Hearings Continued from March 1, 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

Attorney Brent McDonald, Nutter, McClennen & Fish, LLP, said the Applicant is requesting an extension as they are still working on the revised design plans for the hotel and waiting to hear from the Navy regarding recent groundwater testing on the property. The applicant is requesting an extension until December 6, 2023.

**VOTED: Motion of Roger Woods, Jr., seconded by Dave Rubin, to continue this hearing to December 06, 2023 at 7:00pm
8-0-0 unanimous roll call vote**

Treasurer’s Report

Mr. Hart said \$9,286.85 needs to be transferred from the Fire, Motor Vehicle, and Other Insurance account, to the Local Taxes Related to the Taking account to cover the remaining fiscal year 2023 tax payments that are due because abatements were denied. This transfer covers the 4th quarter balance of these tax bills.

Measure: 23-09

**VOTED: Motion of Roger Woods, Jr., seconded by Joe Gratta, to authorize the Fiscal 2023 transfer of \$9,286.85 from the Fire MV & Other Insurance account to the Local Taxes Related to Taking account.
8-0-0 unanimous roll call vote**

SRA Employee Handbook Update

Chairman Henderson explained that Mayflower Municipal Health Group has included an eye vision plan, solely paid for by employees, to be added to the Employee Benefits Summary.

Measure: 23-10

**VOTED: Motion of Roger Woods, Jr., seconded by Dave Rubin, to approve the addition of the following to Exhibit A (Employee Benefits Summary) of the SRA Employee Handbook: “Mayflower Municipal Health Group: Employee Pays 100% of EyeMed Vision Plan”.
8-0-0 unanimous roll call vote**

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

Next Meeting: Tuesday, May 9, 2023 at Weymouth High School

VOTED: Motion of Roger Woods, Jr., seconded by Joe Gratta, to go into Executive Session at 7:10pm, (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 Southfield Redevelopment Authority pursuant to Gen. L. c. 30A Section 21(a)(3) to wit SRA v. L Star 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 not to reconvene in Open Session.

8-0-0 unanimous roll call vote

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

Measure 23-09

Measure 23-10