

Southfield Redevelopment Authority  
Board of Directors Remote Participation Meeting  
Thursday, June 18, 2020 @ 7:00pm

**Directors Remotely Present, via Attendance Rollcall:**

Tom Henderson, Chairman  
David Rubin, Vice-Chairman  
Pat O’Leary, Clerk  
Kelli O’Brien McKinnon  
Brittany Besler  
Chris Primiano  
Kevin Donovan

**Directors not Present:** Robert Rizzi

**Also Remotely Present:** Jim Young, Land Use Administrator  
Eric Hart, Treasurer  
Patricia Fitzgerald, Recording Secretary

The Chairman called the meeting to order at 7:00pm 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 shall be meeting remotely until further notice. The **application Webinar #849 9279 4751** provided through **ZOOM** and a **Passcode of 930429** 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 will be going 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, (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 Dave Rubin, seconded by Chris Primiano, to go into Executive Session.  
7-0-0 unanimous roll-call vote**

*Open Session resumed at 7:37*

### **Instructions by Chair**

Chairman Henderson provided meeting instructions.

### **Open Session Minutes:**

**VOTED: Motion of Dave Rubin, seconded by Chris Primiano, to accept the June 3, 2020 minutes, as written.  
5-0-1 rollcall vote; Kelli O'Brien McKinnon abstained. (Mr. Donovan not on the line)**

*Kevin Donovan reconnected with the meeting at 7:40pm.*

### **Exclusive Negotiation Agreement (between Southfield Redevelopment Authority and Brookfield Properties) Discussion and Possible Vote**

This item was tabled; the Board hopes to have this item on the next meeting's agenda.

### **Treasurer's Report**

#### FY20 Operational Transfers

Mr. Hart said the Grounds and Maintenance line item is over budget; he requested a transfer of \$9,000 from the Reserve Fund account to the Grounds and Maintenance account.

Regarding revenues and expenditures, Mr. Hart said that there is revenue deficit of (\$226, 854.49); he requested a transfer of \$228,000 from the Stabilization Fund into the General Fund's Other Financial Sources revenue account to cover that deficit.

Chairman Henderson stated that Washington Capital has not provided all of the developer fees that they are required to, and that has forced the SRA to dip into the Stabilization Fund.

Chairman Henderson said that Washington Capital paid developer fees through January 2020. He said the SRA has tried to be a good partner and Washington Capital has a responsibility during the interim phase.

#### Transfers Budget Line Items Fiscal 2020

**VOTED (a): Motion made by Dave Rubin, seconded by Kevin Donovan, that the Board of Directors hereby transfers the amount of \$9,000 into the Grounds Maintenance account from the Reserve Fund account to cover the cost of securing buildings and other maintenance required on the property.**

**7-0-0 unanimous rollcall vote**

**VOTED (b): Motion made by Dave Rubin, seconded by Kevin Donovan, that the Board of Directors hereby transfers the amount of \$228,000 from the Stabilization Fund into the General Fund's Other Financial Sources revenue account. (requires 2/3 vote)**

**7-0-0 unanimous rollcall vote**

FY21 Budget Subcommittee Report

Mr. Hart said the Subcommittee met and reviewed the draft FY21 Budget in detail. It was then brought before the SRA Advisory Board, which has recommended the budget as presented by the Subcommittee.

Mr. Hart explained that, going into FY21, they are in a situation where the developers that took over the property have stopped paying their developer fees. He explained that, even though the Developer has stopped paying the fees, SRA must still have a balanced budget and to do that Free Cash will have to be used.

Mr. Hart said the Free Cash budget has been pared down dramatically; the revenue they would need to cover is reduced by around \$900,000. Mr. Hart then reviewed expenditures in detail.

Free Cash version

Mr. Hart asked for approval of the Free Cash version. He said he hopes this measure is temporary as they are currently in negotiations with a new Master Developer.

**\*VOTED: Motion made by Kevin Donovan, seconded by Chris Primiano, that the Board approve the budget, except for Pensions and Benefits, as presented.**

Mr. Rubin asked if the budget included money for street lighting; Mr. Young said the budget, as presented, did not include street lighting for Trotter Road or the east end of Delahunt Parkway.

Mr. Hart said money to cover the lighting could come from the Legal account.

Mr. Donovan withdrew his motion\*.

**VOTED: Motion made by Kevin Donovan, seconded by Chris Primiano, that the Board approve to include \$10,000 to fund street lights for the first three months of FY21, offset that by reducing legal to \$90,000, and to approve the budget except for the Benefits and Insurance line item.**

**7-0-0 unanimous rollcall vote**

Measure 20-011

**VOTED: Motion made by Tom Henderson, seconded by Kelli O'Brien McKinnon, to approve \$229,856 for Benefits and Insurance Budget line item.**

**6-0-1 rollcall vote; Kevin Donovan abstained**

Measure 20-012

**VOTED: Motion made by Tom Henderson, seconded by Kelli O'Brien McKinnon, that the Board of Directors approve the transfer of Free Cash in the amount of \$613,378.59 to Fund Balance Designated for Expenditures to fund any fiscal 2021 deficiencies in Estimated Developer Fees.**

**7-0-0 unanimous rollcall vote**

Measure 20-013

**VOTED: Motion made by Tom Henderson, seconded by Kevin Donovan, to approve the transfer of Enterprise Fund Balance in the amount of \$14,500 to Fund Balance Reserved for Expenses to fund the Enterprise Appropriations.**

**7-0-0 unanimous rollcall vote**

**Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting: none**

*Public Comments:*

Mary Parsons of Rockland asked, since there is no ENA yet, is Brookfield actually going to purchase land from Washington Capital? Mr. Henderson said there is no agreement at this time.

**Next meeting:** to be determined

**VOTED: Motion of Tom Henderson, seconded by Dave Rubin, to adjourn the meeting at 8:13pm.**

**7-0-0 unanimous rollcall vote**

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

**Documents reviewed during the meeting:**

FY20 GL Budget Performance (Revenue and Expenditures) and Year End Deficit Estimates

Draft FY21 Budget

Measures 20-011, 20-012 and 20-013