

Southfield Redevelopment Authority  
Board of Directors Meeting  
Wednesday, June 19, 2019 @ 7:00pm  
Conference Room, SRA office

Directors Present: Tom Henderson, Chairman  
David Rubin, Vice-Chairman  
Pat O'Leary, Clerk  
Kelli O'Brien-McKinnon  
Chris Primiano  
Robert Rizzi  
Kevin Donovan

Not Present: Brittany Besler

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

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

#### Minutes

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Primiano, to approve the June 5, 2019 minutes Unanimous 7-0 vote**

#### Master Developer Request for Proposal (RFP) Update

Washington Capital Vice-President, Joseph Versaggi, explained that Washington Capital has taken over the daily operations of Union Point while a Master Developer is being sought.

Mr. Versaggi said that in 2017 the former Master Developer, LStar, received a loan from Washington Capital's client on which they failed to meet their obligations, so, on February 7, 2019, they foreclosed on, and took title to, the residential parcels.

Mr. Versaggi said that there are other properties represented by Related; negotiations are being conducted with Related so that Washington Capital will be the only primary owner.

#### *Public Comments*

-Michael Smart, Weymouth Council President, asked if the RFP will be completely up-front regarding the water requirements.

Mr. Versaggi replied that the goal of the RFP is to include all challenges and opportunities. He said the search for a new Master Developer will focus on their resources and that they have Massachusetts-based experience in multi-projects. He added that this project just needs the right team.

-Joe Shea, Advisory Board member from Abington, asked if Southfield Redevelopment Authority (SRA) is working with Washington Capital on the RFP.

Chairman Henderson said they have been working on this together.

-Trish Pries of Weymouth asked where the developer's margin is (to pay for the infrastructure). She also said she would like to see Weymouth benefit from this economic stream.

Mr. Versaggi said the challenge is to find something that is economically feasible and meets the needs of the towns and state.

-Mary Parsons of Rockland mentioned some of the challenges of the site, to which Mr. Versaggi said they are aware.

Status of Agreement for Parkway Maintenance between the SRA and the Southfield Landowners Association  
Chairman Henderson said Attorney Galvin is continuing to work on this matter.

#### Treasurer's Report

Treasurer Eric Hart said that the FY19 budget has come in well under budget due to position vacancies and expenditures for professional services that were not used. He said that Master Developer fees have not been received for last year; these will most likely offset each other. Mr. Hart hopes to have the books closed by the beginning of August.

-Reimbursement Agreement with Washington Capital: draft has been sent to Washington Capital. The effective date would be July 1, 2019.

**VOTED: Motion of Kevin Donovan, seconded by Kelli O'Brien-McKinnon, to authorize the Chairman to fully execute the substance of the Washington Capital Agreement. Significant changes have to go before the board.**

**Unanimous 7-0 vote**

EXECUTIVE SESSION: to conduct strategy sessions in preparation for negotiations with non-union personnel (Land Use Administrator) and to reconvene in open session.

*This item is being tabled to the July 10, 2019 meeting.*

Land Use Administrator– Salary Discussion and Possible Vote

*This item is being tabled to the July 10, 2019 meeting.*

**Public Comments on topics discussed at this meeting:**

Joe Shea, Advisory Board member from Abington, asked about usage of the sports complex. He was referred to Jim Young for contact information.

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

**Next Meeting:** July 10, 2019

**VOTED:** Motion of Kelli O'Brien-McKinnon, seconded by Chris Primiano, to adjourn at 7:40pm.

**Unanimous 7-0 vote**



Patricia Fitzgerald, Recording Secretary



Tom Henderson, Chairman

**Documents reviewed during the meeting:**

Draft Reimbursement Agreement