

Southfield Redevelopment Authority (SRA)
Board of Directors
Wednesday, June 21, 2023 at 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
Bob Rizzi

Also Present: Jim Young, Land Use Administrator
Eric Hart, Treasurer
Robert W. Galvin, Esq.

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

VOTED: Motion of Roger Woods, Jr., seconded by Kelli O’Brien-McKinnon, to go into Executive Session, (1) to approve executive session minutes for the following dates: February 1, 2023, March 1, 2023 and May 3, 2023, (2) 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. LStar Southfield, LLC, et al, and (3) 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.

9-0 Unanimous vote

Open Session resumed at 7:45pm.

Minutes

There were no minutes for review.

Estoppel Certificate

-Discussion and Possible Vote on request from MCP/JMC Weymouth LLC for issuance of an Estoppel Certificate pertaining to the easement recorded in Norfolk County Registry of Deeds in Book 25813, Page 507 (the “Easement Agreement”).

Mr. Young said the reason for the Estoppel Certificate is for the SRA, as the new owner of the section of Trotter Road between Route 18 and the railroad tracks, to acknowledge that the terms and conditions of

the existing easement agreement that dates back to 2008 are still in full force and effect; Mr. Young recommended approval.

VOTED: Motion of Roger Woods, seconded by Kelli O'Brien-McKinnon, to approve the Estoppel Certificate, as presented, and hereby authorizes the Chairman to execute the Certificate.
9-0 Unanimous vote

SRA Property Management

Update of Pump Station #1 Site Improvements and Tank Repair Project

Mr. Young noted that the repair of Sewer Pump Station #1 was the top priority for use of the project funds obtained from the refinancing of the 2010A Infrastructure Bond. He reviewed the project procurement and construction schedule and noted that the equalization tank leak required 3 separate attempts to abate. In addition, the concrete floor needed to be leveled, and the tank interior was epoxied. The wet well was cleaned and both pump impellers were replaced per plan. He estimated that the amount of infiltration into the system that was eliminated is around 300,000-400,000 gallons per day, and he has noted that the electricity costs at the station have been cut in half. The sewer metering effort (at the boundary of the former Base) will continue for a little while and Mr. Young will be monitoring pump run times at the station going forward.

Treasurer's Report

-Discussion and Possible Vote to act on a request by the Plymouth County Retirement Association Board to accept Chapter 269 of the Acts of 2022, to allow a one-time increase to the cost-of-living adjustment granted to retirees in Fiscal 2023

VOTED: Motion of Monica Horan, seconded by Dave Rubin, to pass over this measure.
9-0 Unanimous vote

-Fiscal Year 2023 Transfers

Mr. Hart requested end-of-year transfers for 2023.

VOTED: Motion of Roger Woods, seconded by Dave Rubin, to authorize the transfer of:

A. \$491 from the Recording Secretary's account to the Town Property Taxes account.

B. \$1,000 from the Internet/Website account to the Computer Software Maintenance account.

C. \$454 from the Executive Office Other Professional account to the Subscription account.

9-0 Unanimous vote

Topics Not Reasonably Anticipated by the Chairman 48 hours before the Meeting:

Chairman Henderson said Atty. Galvin has completed negotiations with staff and there are no changes proposed to the terms and conditions outlined in the existing employment letters; Jim Young and Eric Hart would each receive a 3% COLA commencing on 7/1/23.

**VOTED: Motion of Roger Woods, seconded by Kelli O'Brien McKinnon, to approve the staff employment letters with the 3% COLA commencing on 7/1/23.
9-0 Unanimous vote.**

Next Meeting: TBD

Adjournment

**VOTED: Motion of Roger Woods, seconded by Joe Gratta, to adjourn at 7:59pm.
9-0 Unanimous vote**

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

Measure 23-15

Measure 23-16