

Southfield Redevelopment Authority
Board of Directors Remote Participation Meeting
Wednesday, July 22, 2020 @ 7:00pm

Directors Remotely Present, via Attendance Rollcall:

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

Also Remotely Present:

Jim Young, Land Use Administrator
Eric Hart, Treasurer
Bob Galvin, Attorney (*Connected at 7:27pm*)
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 #839 5034 6077** provided through **ZOOM** and a **Passcode of 415059** 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.

Open Session

Board Reorganization

Chairman Henderson said, per the SRA By-laws, the Board needs to reorganize the first meeting of the fiscal year.

VOTED: Motion of Dave Rubin, seconded by Kelli O'Brien McKinnon, to re-elect Tom Henderson as Chairman.

8-0-0 unanimous roll-call vote

VOTED: Motion of Kevin Donovan, seconded by Tom Henderson, to re-elect Dave Rubin as Vice-Chairman.

8-0-0 unanimous roll-call vote

VOTED: Motion of Tom Henderson, seconded by Kevin Donovan, to re-elect Pat O'Leary as Clerk.

8-0-0 unanimous roll-call vote

Open Session Minutes

VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien McKinnon, to accept the June 18, 2020 minutes, as written.

7-0-1 rollcall vote; Bob Rizzi abstained

VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien McKinnon, to accept the June 30, 2020 minutes, as written.

8-0-0 unanimous rollcall vote

Public Hearing

Special Permit Granting Authority

-Request for Plan Change to Approved Joint Site Plan/Special Permit for the Recreation Complex: Temporary use of modular building for office and concessions

VOTED: Motion of Pat O'Leary, seconded by Bob Rizzi, to open the public hearing.

8-0-0 unanimous rollcall vote

Mr. Young said the original request for a permanent facility has been withdrawn, and the request is now for a temporary facility.

Participating in the remote meeting, and representing the ownership group were Jerry Shafir, Sean Morris, Joe Bradley, and Chris Lynch.

Mr. Shafir said, since 2018, he has spent a lot of time and effort trying to straighten out many issues that had been created by LStar. He said they have had good growth until COVID-19; they were shut down

in March, had some activity in June and July, and protocols are still restricted. He said they hope to see this change in August.

Mr. Shafir said they want to be the number one sports complex in New England and they want to keep moving forward to a first-class complex.

Mr. Bradley said, without concessions, they will struggle to build their business. He said the restaurant promised by LStar did not happen; they desperately need a concession component.

Mr. Morris said the facility and original restaurant were a big piece of why they came in; concession is a central piece of the business.

Questions from the Board

Mr. Donovan asked for the rubbish barrels to be cleared on a regular basis.

Mr. Primiano asked what 'temporary' means.

Mr. Shafir said he hopes that, in the near future, Brookfield Properties/Washington Capital will help them with long term plans, but for now they are looking for a 12-month window.

Ms. O'Leary asked if a performance bond of \$50,000 is needed to protect the SRA.

Mr. Donovan said he thinks, where it is located in Weymouth, that it would be Weymouth's concern.

Atty. Galvin was connected at this point and was asked his opinion on the matter. He said typically Bonds are obtained on future public improvements proposed in subdivisions.

Mr. Rubin said, if it goes into disrepair, they would not have the right to go onto private property to take it away.

Ms. O'Leary withdrew her question and recommended the Town of Weymouth be kept apprised of any changes to the project.

Ms. Besler asked if the liquor license has been obtained.

Mr. Shafir said no, they would request the license after they get permission from the SRA.

Ms. Besler asked how they would prevent the theft of liquor.

Mr. Bradley said they will be open to field users only, and they will only be open when the facility is open.

Mr. Rubin asked what can be done to prevent outsiders from coming in to drink.

Mr. Shafir said he did not think the facility would attract younger crowds based on what they are trying to create.

Hours of alcohol operation

Mr. Bradley said if the league is closing at 10pm, they would prefer the concessions would close at 11pm.

Chairman Henderson said it is the hour after the game that is the concern.

After some discussion, it was decided the initial hours for alcohol sales would be noon to 10:30pm for an initial term of 90 days.

Public Comments

Mary Parsons of Rockland said she thinks mostly families will be visiting the facility.

Lisa Doherty, Union Point resident, asked for a description of the temporary structure.

Mr. Shafir described the structure and said, if allowed by the governor, they will have tables inside and outside (within a fenced in area), and said their goal is to open in September.

VOTED: Motion of Kevin Donovan, seconded by Pat O’Leary, to limit alcohol sales of beer and wine to Monday through Sunday, from 12 noon to 10:30pm, on a 90-day approval.

8-0-0 unanimous rollcall vote

VOTED: Motion of Kelli O’Brien McKinnon, seconded by Tom Henderson, to close the public hearing.

8-0-0 unanimous rollcall vote

Measure 20-015

VOTED: Motion of Tom Henderson, seconded by Kelli O’Brien McKinnon, that the Special Permit Granting Authority approve the Plan Change to the Joint Site Plan and Special Permit Approval for the Recreation Complex project, as presented, with the following conditions:

1. The modular building shall be temporary, and must be removed from the premises within twelve (12) months of this approval, unless a time extension is granted by the SRA.
2. This approval is subject to Union Point Sports, LLC applying for and receiving a building permit, a certificate of occupancy, and authorization for water and wastewater services from the Town of Weymouth.
3. The restroom(s) within the modular building shall be for employees only.

4. The existing marketing trailer must be removed from the premises within sixty (60) days of this approval. All utility connections for the existing marketing trailer shall be terminated and removed in accordance with all applicable codes within 30 days of being no longer in use.
5. Union Point Sports, LLC shall provide a dumpster enclosure plan to the Land Use Administrator for review/approval within fourteen (14) days of this approval, and the existing dumpster must be relocated within sixty (60) days of this approval.
6. A liquor license must be secured from the Town of Weymouth prior to any sales of alcoholic beverages. A copy of the liquor license shall be provided to the SRA. Alcoholic beverage sales on the premises shall be limited to beer and wine only. Alcoholic beverage sales are only permitted for a period of ninety (90) days, ending on October 28, 2020. SRA approval is required for any time extension. Alcoholic beverage sales are only allowed during the hours of 12:00PM to 10:30PM, Monday through Sunday. Alcoholic beverages can only be consumed within the confines of the modular building and its attached outdoor fenced-in area.
7. Union Point Sports, LLC shall obtain a food establishment permit from the Town of Weymouth for the proposed concessions use. A copy of the food establishment permit shall be provided to the SRA.
8. The grounds shall be kept free of any trash or debris. All trash barrels on the premises shall be emptied on a regular basis.
9. Any modification of the plans cited above which modification is substantially different from the plan presented at the public hearing, shall be submitted to the SRA to be reviewed and accepted by the SRA prior to any construction commencing.
10. SRA's representative(s) shall be permitted to access the property for the purpose of reviewing the progress of work during construction.
11. This approval letter shall be on site at all times during construction of the venue.
12. Approval by the SRA does NOT constitute approval of any Town of Weymouth Department, Board or Commission.
13. The Applicant shall comply with any and all permits required by the Town of Weymouth relating to the construction and operation of the proposed venue.
14. This approval does not alter or change the scope of the original approval or any subsequent modification approvals of the site plan/special permit for the Recreation Complex.

8-0-0 unanimous rollcall vote

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

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 not to reconvene in Open Session.

VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien McKinnon, to go into Executive Session at 8:12pm.

8-0-0 unanimous rollcall vote

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

Measure 20-015