

Southfield Redevelopment Authority (SRA)
Board of Directors Remote Participation Meeting
Thursday, August 12, 2021 @ 5:00pm

Directors Remotely Present: Tom Henderson, Chairman
David Rubin, Vice-Chairman
Pat O’Leary, Clerk
Kelli O’Brien McKinnon
Brittany Besler
Robert Rizzi
Chris Primiano

Not Present: Kevin Donovan

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

The Chairman called the meeting to order at 5:00pm and said:

*The **application Webinar #862-5426-7404** provided through **ZOOM** and a **Passcode of 175663** 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.

Executive Session

Chairman Henderson said the Board would 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, 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 to reconvene in Open Session.

VOTED: Motion of David Rubin, seconded by Kelli O’Brien McKinnon, to go into Executive Session and to reconvene in Open Session.

7-0-0 unanimous rollcall vote

Open Session resumed at 5:34pm.

Taken out of order:

VOTED: Motion of Bob Rizzi, seconded by Chris Primiano, to take the 2020A Infrastructure Development Revenue Bond out of order.

7-0-0 unanimous rollcall vote

2020A Infrastructure Development Revenue Bond

-Resolution for Amendment to Exhibit A (Series 2020A Improvements) of the 2010A Infrastructure Development Revenue Bond Refunding Amended and Restated Trust Indenture

Chairman Henderson read the Resolution:

WHEREAS, the Southfield Redevelopment Authority (the “Authority”) issued its \$13,295,000 Infrastructure Development Revenue Refunding Bonds, Series 2020A, dated December 18, 2020 (the “Bonds”), pursuant to Chapter 291 of the Acts of 2014, as amended (the “Act”), and the Authority’s Amended and Restated Trust Indenture dated as of December 1, 2020 (as heretofore amended and supplemented, the “Indenture”), between the Authority and Wells Fargo Bank, N.A., as bond trustee (the “Trustee”), in order to refund the Authority’s Infrastructure Development Revenue Bonds, Series 2010A, pay costs of issuing the Bonds, fund a reserve fund for the Bonds, and pay costs of certain public infrastructure projects identified in Exhibit A of the Indenture, as the same may be amended from time to time (the “Series 2020A Improvements”); and

WHEREAS, the Indenture authorizes the Authority to amend Exhibit A and the list of Series 2020A Improvements by resolution of the Board of the Authority;

WHEREAS, the Authority wants to proceed with evaluating water and sewer demands and capacities within those communities that could be involved in solving the long-term water supply and sewer collection/treatment needs of the former South Weymouth Naval Air Station (a.k.a. SouthField/Union Point); such evaluations are necessary prior to completing the design and permitting for the Union Street/Liberty Street Sewer Upgrade project and the On-Site Sewer Force Mains project, which are both Series 2020A Improvements, and must amend Exhibit A to identify such preliminary costs of both projects as a separate and distinct project component constituting its own Series 2020A Improvement in order to satisfy certain requirements of the Indenture;

NOW, THEREFORE, BE IT RESOLVED by the members of the Board of the Authority, pursuant to the Act, as follows:

Section 1. The Authority hereby approves the use of \$500,000 of proceeds of the Bonds to fund costs of evaluating water and sewer demands and capacities within those communities

that could be involved in solving the long-term water supply and sewer collection/treatment needs of the former South Weymouth Naval Air Station (a.k.a. SouthField/Union Point) (the “Project”). Pursuant to Section 10.01(c) of the Indenture, the Authority hereby amends Exhibit A of the Indenture to add the Project as a new Series 2020A Improvement eligible for funding from proceeds of the Bonds, which amended Exhibit A shall be in the form attached hereto.

Section 2. Each Authorized Officer (as defined in the Indenture), acting singly, is hereby authorized to do all acts and things, and to approve, execute and deliver any and all documents, certificates, and other instruments necessary or desirable to effectuate the amendment to Exhibit A of the Indenture, including, without limitation, a supplemental indenture by and between the Authority and the Trustee providing for the amendment to Exhibit A of the Indenture.

Section 3. This Resolution shall take effect immediately.

VOTED: Motion of Bob Rizzi, and seconded by Chris Primiano, to accept the Resolution for the amendment as presented in Exhibit A, 2020A Infrastructure Development Revenue Bond.

7-0-0 unanimous rollcall vote

-Measure 21-13: Proposal for Engineering Services, Town of Weymouth Water and Sewer Capacity Analysis; Environmental Partners Group, Inc.

Chairman Henderson said this measure is to fund a detailed study of the water and sewer capacity within the Town of Weymouth; there were no Board questions.

Public Comment:

Mary Parsons, Union Street, Rockland, asked if any sewer work would be done in Rockland and Abington.

Chairman Henderson said the Indenture includes up to \$500,000 to fund studies within each of the host communities.

VOTED: Motion of Chris Primiano, seconded by Kelli O’Brien McKinnon, that the Board of Directors hereby appropriates \$147,800.00 from the Infrastructure Development Revenue Refunding Bond Series 2020A Improvement Project Fund for the Town of Weymouth Water and Sewer Capacity Analysis; and hereby authorizes the Chair or Vice-Chair to execute the

agreement with Environmental Partners Group, Inc., as presented, after Exhibit A to the Indenture has been revised.

7-0-0 unanimous roll call vote

Open Session Minutes

VOTED: Motion of Kelli O'Brien McKinnon, seconded by David Rubin, to accept the July 7, 2021 minutes as written.

6-0-1 roll call vote; Bob Rizzi abstained

Topics Not Reasonably Anticipated by the Chair 48 hours in advance of the Meeting: none

Public Comment:

No comments pertaining to the agenda.

Next Meeting: To be determined

VOTED: Motion of Dave Rubin, seconded by Kelli O'Brien McKinnon, to adjourn at 5:45pm.

7-0-0 unanimous roll call vote

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

Resolution for Amendment to Exhibit A

Measure 21-13