

Southfield Redevelopment Authority  
Board of Directors Meeting  
Wednesday, September 18, 2019 @ 6:30pm  
Conference Room, SRA office

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

Also Present: Jim Young, Land Use Administrator  
Eric Hart, Treasurer  
Bob Galvin, SRA Attorney

The Chairman called the meeting to order at 6:30pm.

#### **EXECUTIVE SESSION**

To discuss strategy with respect to pending litigation where an open meeting may have a detrimental effect on the litigation position of the Southfield Redevelopment Authority pursuant to Gen. L.c. 30A Section 21(a)(3), and to reconvene in open session.

**VOTED: Motion of Chris Primiano, seconded by Kelli O'Brien-McKinnon, to go into Executive Session  
8-0 unanimous vote  
Unanimous roll call vote**

Open Session resumed at 7:00pm.

#### **Minutes:**

**VOTED: Motion of Kevin Donovan, seconded by Dave Rubin, to accept the August 15, 2019 minutes as written  
7-0-1 vote with Bob Rizzi abstaining**

#### **Request for Proposals (RFP) for Master Developer Services**

*-RFP Overview by Chair:*

Chairman Henderson stated the SRA staff and Board members, along with Washington Capital and their team, developed the draft RFP. This project has many valued interests (local, state and federal stakeholders) and the team has communicated regularly with all stakeholders including:

- Washington Capital Management
- The Towns of Abington, Rockland and Weymouth
- House Majority Leader Ron Mariano
- Senator Patrick O'Connor
- Local Organized Labor
- The SRA Advisory Board
- Southfield Neighborhood Association
- Southfield Landowners Association

Regardless of the complexities, Union Point is a highly advantageous project with many great attributes. The stakeholders of the Union Point Project are determined to work together to make this project a success. It is vital to the project that the SRA review and select a Master Developer that is highly qualified and well capitalized for the long term. The SRA, along with its stakeholders, need a trusted partner to tackle the many needs and opportunities of this project.

The time-line of the RFP is as follows:

September 25, 2019: Start date for advertising. A designated Washington Capital email address will be used for RFP related correspondence.

October 9, 2019: Notification to respond

October 25, 2019: All questions are due

November 25, 2019: RFP proposal due electronically

November 25, 2019-December 4, 2019: a short list of candidate firms will be identified

December 18, 2019: RFP presentations

January 2020: RFP Awarded and enter into Exclusive Negotiation Agreement (ENA)

Dave Rubin read a joint statement of support dated September 18, 2019 from House Majority Leader Ron Mariano and Senator Patrick O'Connor.

-Overview by Joe Versaggi, Washington Capital, Senior Vice President:

Mr. Versaggi said that progress has been made and a major milestone has been reached towards the development at Southfield/Union Point. There is no master developer yet, but there have been many inquiries from potential applicants. He also said that there has been a definitive agreement reached between lenders on consolidating the residential and commercial property, and that transaction should close shortly.

Mr. Versaggi thanked the SRA and staff for their tremendous assistance in this effort.

-Discussion and questions by the SRA Board:

Board members expressed their thoughts towards acceptance of the RFP. Chris Primiano, Weymouth representative, stated that he had no issues with the minimum qualifications with the exception of the provision that the respondent must have Massachusetts development experience. Mr. Primiano felt that this mandatory provision could result in very qualified potential Master Developers not participating in the RFP process.

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

Mary Parsons, Rockland resident, stated that minimum qualifications should be mandatory.

-Joe Shea, Abington resident and SRA Advisory Board member, said he is very impressed with the RFP document.

-Steve LeMott, Union Point resident, stated that there would be a greater number of potential Master Developer candidates if the minimum qualifications were not mandatory.

-Bob Luongo, Weymouth Planning Director said that Mayor Hedlund is very pleased with, and supports, the RFP.

**VOTED: Motion of Kevin Donovan, seconded by Kelli O'Brien-McKinnon, to approve the Request for Proposal for Master Developer as presented.**

**7-0-1 vote with Chris Primiano abstaining**

-Establish Master Developer Selection Screening Committee

Chairman Henderson explained that the Screening Committee will create a short list of qualified candidates who will then publicly present their proposals to the Board of Directors.

Dave Rubin added that a developer that does not meet one or more of the minimum qualifications can still be passed through by a unanimous vote of the Screening Committee.

The Screening Committee members will consist of:

- An appointee to the SRA Board from Weymouth
- An appointee to the SRA Board from Abington
- An appointee to the SRA Board from Rockland
- An appointee to the SRA Board from Union Point
- An appointee from the State Delegation
- A Washington Capital appointee, the SRA Land Use Administrator, the SRA Treasurer, SRA's counsel, and the Weymouth Planning Director will be non-voting members

**VOTED:**

**Motion of Kevin Donovan, seconded by Kelli O'Brien-McKinnon, to constitute the Screening Committee as articulated**

**8-0 unanimous vote**

**VOTED:**

**Motion of Kelli O'Brien-McKinnon, seconded by Kevin Donovan, to nominate Tom Henderson as the Rockland appointee**

**8-0 unanimous vote**

**Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to nominate Kevin Donovan as the Abington appointee**

**8-0 unanimous vote**

**Motion of Chris Primiano, seconded by Kelli O'Brien-McKinnon, to nominate Pat O'Leary as the Weymouth appointee**

**8-0 unanimous vote**

**Motion of Brittany Besler, seconded by Kelli O'Brien-McKinnon, to nominate Dave Rubin as the Union Point appointee**

**8-0 unanimous vote**

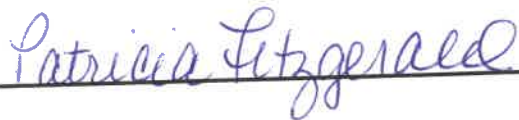
**Topics reasonably anticipated by the Chairman 48 hours in advance of the meeting: none**

**Next Meeting: Date uncertain**

**Adjournment:**

**VOTED: Motion of Bob Rizzi, seconded by Pat O'Leary, to adjourn at 7:35pm.**

**Unanimous 8-0 vote**



Patricia Fitzgerald, Recording Secretary



Tom Henderson, Chairman

**Documents reviewed during the meeting:**

**-SRA Request for Proposal for Real Estate Development Services**