

Southfield Redevelopment Authority (SRA)  
Board of Directors and Special Permit Granting Authority  
Remote Participation Via ZOOM  
Wednesday, September 20, 2023 at 7:00pm

**Directors Present:** Tom Henderson, Chairman  
Kelli O'Brien-McKinnon  
Pat O'Leary, Clerk  
Monica Horan  
Chris Primiano  
Joe Gratta  
Roger Woods, Jr.

**Directors Not Present:** David Rubin, Vice-Chairman  
Bob Rizzi

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

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

*The **application Webinar #854-9729-7100** provided through **ZOOM** and a **Passcode of 939504** 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.

#### Minutes

**VOTED: Motion of Kelli O'Brien- McKinnon, seconded by Pat O'Leary, to approve the minutes from August 16, 2023 as written**

**6-0-1 Roll call vote; Roger Woods abstained**

#### Property Acquisition - Measure 23-17

FOST 6C, FOST 6C-2 and FOST D closing documents for the transfer of approximately 32 acres from U.S. Navy to Southfield Redevelopment Authority; discussion and possible vote

Mr. Young said the Navy has finalized the three FOSTs (Finding of Suitability to Transfer) and is prepared to close on the week of September 25<sup>th</sup>.

Mr. Woods read the following:

RESOLVED:

That, pursuant to the Agreement for the Purchase of Real Property dated November 15, 2011, as amended by the First, Second and Third Amendment, the Authority is authorized to acquire the FOST 6C, FOST 6C-2, and FOST 6D Parcels from the United States of America, acting by and through the Department of the Navy, and to accept deeds and other instruments of conveyance to the Authority by the Navy conveying the FOST 6C, FOST 6C-2, and FOST 6D Parcels and related rights and property in connection therewith.

RESOLVED:

That, the Chairman of the Board of Directors acting individually, be and herby is authorized and directed, in the name and on behalf of the Authority: (a) to sign, acknowledge if deemed advisable and deliver such documents, the execution thereof by the signer on behalf of the Authority conclusively to evidence that the provisions thereof are satisfactory to the Authority and that such documents so executed are the documents hereby authorized, (b) to accept delivery of those documents necessary to effectuate the transactions contemplated by the foregoing resolutions, and (c) to take such other actions as the respective officer so acting shall, as conclusively evidenced by his doing any of the things or taking any actions hereby authorized, deem necessary or desirable to be done or taken to carry out the transactions contemplated by the foregoing resolutions.

**VOTED: Motion of Roger Woods, seconded by Kelli O'Brien- McKinnon, to approve the above resolutions as presented.**

**7-0-0 Unanimous roll call vote**

Special Permit Granting Authority – Measure 23-18

Recreation Complex – Request from Union Point Sports LLC (UP LLC) for a 12-month time extension for use of temporary office and concessions facilities; discussion and possible vote

Mr. Young said UP Sports LLC requested a renewal of their temporary 12-month permits. Mr. Young recommended approval of both, with both approvals to expire in September 2024.

**VOTED: Motion of Roger Woods, seconded by Joe Gratta, to approve Union Point Sports LLC's request for a time extension of twelve (12) months for the temporary use of the modular building for office use, and the temporary use of the concessions area, subject to the conditions as listed in the approval letters dated September 22, 2022 and January 19, 2023. Both approvals shall expire on September 20, 2024, unless an additional extension is granted by the SRA.**

**7-0-0 Unanimous roll call vote**

SRA Property Management – Measure 23-19

Former Navy Building #134 Cleanup – Agreement with Costello Dismantling; discussion and possible vote

Mr. Young explained that this building (the wood-framed office building adjacent to the old air traffic control tower) had caught fire when it was owned by LStar. Now that the SRA owns the property, has funds in the budget to perform the work, and has the MassDEP permit to proceed, it would be his recommendation to approve the agreement to clean up the debris. He stated that removed materials will be disposed of off-site.

**VOTED: Motion of Roger Woods, seconded by Chris Primiano, to approve the Agreement with Costello Dismantling, as presented.  
7-0-0 Unanimous roll call vote**

**Topics Not Reasonably Anticipated by the Chairman 48 hours before the Meeting: none**

**Adjournment**

**VOTED: Motion of Roger Woods, seconded by Pat O’Leary, to adjourn at 7:18pm.  
7-0-0 Unanimous roll call vote**

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

**Documents reviewed during the meeting:**

Measure 23-17

Measure 23-18

Measure 23-19