

Southfield Redevelopment Authority
Board of Directors Meeting
Wednesday, January 15, 2020 @ 7:00pm
Conference Room, SRA office

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

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

The Chairman called the meeting to order at 7:00pm and said the Board will be going into executive session.

EXECUTIVE SESSION: 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 public body pursuant to Mass. Gen. L. c. 30A sec. 21(a)(3) to wit: SRA v. LStar Southfield, LLC, et al.; and to reconvene in Open Session

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Dave Rubin, to go into Executive Session and to reconvene in Open Session

Unanimous 8-0-0 roll call vote

Open Session resumed at 7:25pm

Minutes:

VOTED: Motion of Kevin Donovan, seconded by Dave Rubin, to approve the September 18, 2019 minutes as written

8-0-0 unanimous vote

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Dave Rubin, to approve the November 6, 2019 minutes as written

6-0-2 vote, with Kevin Donovan and Robert Rizzi abstaining

VOTED: Motion of Kevin Donovan, seconded by Pat O'Leary, to approve the November 20, 2019 minutes as written

7-0-1 vote, with Tom Henderson abstaining

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Pat O'Leary, to approve the December 16, 2019 minutes as written

7-0-1 vote, with Robert Rizzi abstaining

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Pat O'Leary, to approve the December 17, 2019, minutes as written

7-0-1 vote, with Robert Rizzi abstaining

Master Developer Selection discussion and possible vote

The members of the Board were asked their impressions of the two master developer candidates (Ridgewood Real Estate Partners and Brookfield Properties), after seeing their presentations and reviewing their proposals.

A.

Kevin Donovan said he is comfortable with Brookfield Properties; he liked their proposal, the local team, and that they have commercial and residential experience on the local level. He has concerns about Ridgewood Real Estate Partners being able to do the job.

Brittany Besler did not make any comments, saying she is anxious to hear what the public has to say. She later stated that she trusts the Brookfield team will be able to deal with the issues at Union Point.

Kelli O'Brien-McKinnon said she was impressed with both developers but has concerns about infrastructure questions and Ridgewood's lack of planning or thought process regarding it. She said she likes the fact that Brookfield has previous experience with challenges similar to Union Point.

Dave Rubin stated that both teams are qualified and have been very honest, but he is siding with Brookfield pending public comments.

Pat O'Leary said she was impressed with both teams and respects their efforts and she is looking forward to public comment. She commended the Ridgewood team but felt Brookfield is a well-functioning team with a proven track record.

Bob Rizzi said Brookfield listed all the challenges they'll have to face and they have the experience and ability to develop Union Point.

Chris Primiano said Brookfield obviously has had local success, as The Pinehills in Plymouth shows, and they are very well capitalized.

Tom Henderson said Union Point needs a well-capitalized group to keep this project going for the long-term.

Public comments

-Jonathan Grebow, 31 Morningside Dr. Livingston, NJ, Ridgewood Real Estate Partners, said that Ridgewood has billions of dollars. He said they put together a plan for Union Point that focused on speed. He feels Union Point should continue with a team that has a depth of institutional knowledge.

-Tony Green, 288 Waban Ave., Massachusetts, of Brookfield Properties said the team appreciates the opportunity to try to understand the project as it has been, and what it might be in the future. He said the amount of work to figure out zoning, MEPA, infrastructure, and those other things needed to get it to actually align will take some time.

-Mary Parsons, 754 Union St., Rockland, recounted that she and many others were on the Citizens Advisory Board for many years. She disagrees with Brookfield's written presentation that "certain things did not match MEPA". She said that permits are in place and that MEPA just identifies impacts to the environment. She is afraid both candidates might just build houses and leave.

-Joseph Shea, Wyman Road, Abington resident and member of the SRA Board, said a strong SRA staff and control will be needed to carry this out and wished the new developer good luck.

-Steve LeMott, 16 Thistle Lane, Union Point resident, said both presentations were excellent, but Ridgewood had too much of a master plan and he wanted to have "more say". He said Brookfield has the capability and what they did at University Station was amazing. He would like to see some commercial development.

-Bob Luongo, Weymouth Planning Director, said he liked Brookfield's planning process approach and is confident they will listen to the residents.

-Maggie, 200 Trotter Road resident, said she was impressed with Brookfield for including the Board and the public in the planning, but she did not get that impression from Ridgewood. She said Brookfield has more experience, and The Pinehills is beautiful.

Brittany Besler, SAR Board member and Union Point resident, said she would rather see the development process done correctly, rather than quickly. She said residents told her of their positive experiences with Brookfield. She sees collaboration and that Brookfield gives residents hope, and they have experience on projects similar to Union Point.

20-003 Master Developer Selection

VOTED: Motion of Brittany Besler, seconded by Dave Rubin, that the Board of Directors select Brookfield Properties, as the new/successor Master Developer, and that the SRA's appointment be contingent on the negotiation and execution of an Exclusive Negotiation Agreement for interim master planning and development services at Union Point and a further Disposition and Development Agreement for permanent master planning and development services; and further that the Board of Directors hereby authorize the Chair to execute a Letter of Intent notifying Brookfield Properties of the Board's decision.

Unanimous 8-0-0 roll call vote

Phase 1 Definitive Subdivision Plan Performance Bond Settlement and Release Agreement

-Sewer Pump Station #1 Discussion, Statement Regarding M.G.L. Chapter 30B Exemption, and Authorization for Sewer Pump Station #1 Cleaning

Attorney Galvin said there are two performance bond claims. The first was settled, a release was signed, and a check was received for \$175,000. He said he expects the same results regarding \$80,000 on the second for the Beam Street project.

20-001 Phase 1A Definitive Subdivision Plan Performance Bond Settlement & Sewer Pump Station #1 Cleaning

VOTED: Motion of Kevin Donovan, seconded by Chris Primiano,

- a) **That the Board of Directors hereby ratifies the Settlement and Release Agreement dated December 16, 2019 by and among the Southfield Redevelopment Authority and Westchester Fire Insurance Company for the sum of \$175,000 for the completion of certain site improvements as required under the Phase 1A Definitive Subdivision Plan, as amended;**
- b) **That the Southfield Redevelopment Authority creates a "Bond Proceeds" Receipts Reserved for Appropriations Fund of \$175,000, and is hereby authorized to expend these funds for their intended purposes pursuant to the Phase 1A Defined Subdivision Plan Performance Bond, and;**
- c) **That the Board of Directors hereby approves spending up to \$40,000 from the "Bond Proceeds" Fund for the full cleaning of the wet well and storage tank at Sewer Pump Station #1, hereby noting the public safety and convenience and necessity therefore, and also exempting said transaction from Chapter 30B of the General Laws.**

8-0-0 unanimous vote

Chairman Henderson said the pump station has not been cleaned in several years. He said the back-up generator has been installed, and they hope to get the pump station cleaned in the next few weeks.

Treasurer's Report:

-FY20 Year-to-Date Report

Treasurer, Eric Hart, reviewed the period from 7/1/2019 – 12/31/2019:

- Pledge Revenue and Assets billing will go out in January and April.
- Annual Audit is completed
- Transfers are being requested tonight regarding the Land Use Administrator's Salary account and the Medicare Insurance account
- Health Insurance is low as some unfilled positions had been included
- \$200K Parkway Bond debt service: still a placeholder, as nothing definitive has been communicated from the state

20-002 Transfers Budget Line Items Fiscal 2020

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Dave Rubin:

- a. That the Board of Directors hereby transfers the amount of \$7,120 into the Land Use Administrator's Salary account from the Assistant Land Administrator Salary account to cover the negotiated contractual increase of 3% or \$3,120 plus a \$4,000 stipend in the absence of an Executive Director;
- b. That the Board of Directors hereby transfers the amount of \$5,000 into the Medicare Insurance account from the Health Insurance Account

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

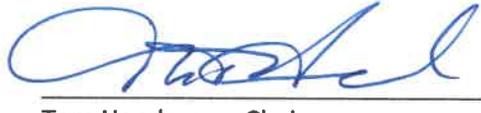
Next Meeting: February 5, 2020

Adjournment

VOTED: Motion of Kevin Donovan, seconded by Kelli O'Brien-McKinnon, to adjourn at 8:25

8-0-0 unanimous vote


Patricia Fitzgerald, Recording Secretary


Tom Henderson, Chairman

Documents reviewed during the meeting:

Measure 20-001

Measure 20-002