

Southfield Redevelopment Authority
Board of Directors Meeting
Wednesday, January 16, 2019 @ 7:00pm
Conference Room, SRA office

Directors Present: Lyndsey Kruzer, Chairman
 Kelli O'Brien-McKinnon, Vice-Chairman
 Pat O'Leary, Clerk
 Tom Henderson
 Tony Agnitti
 Kevin Donovan
 Chris Primiano
 David Rubin

Not Present: Robert Rizzi

Also Present: Paul Niedzwiecki, Executive Director
 Jim Young, Land Use Administrator

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

Minutes

VOTED: Motion of Chris Primiano, seconded by Lyndsey Kruzer, to approve the January 2, 2019 minutes 7-0-1 vote; Tom Henderson abstained

Draft Redevelopment Plan

Jim Young, Land Use Administrator, explained that the 2014 Redevelopment Plan projected 2,855 residential units and 900,000 sq. ft. of commercial space, to be completed by 2025.

The 2019 projections have increased to 3,855 residential units (target completion date of 2030) and approximately 4 million sq. ft. of commercial development (target completion date of 2033).

Mr. Young thanked Tom Berkley of LStar for his assistance with the updated Redevelopment Plan.

Look-back for FY14-FY18

-Percentage of completion based on 2014 projections: 80% of residential units and 78% of commercial space.

-2016 Zoning amendments approved by Weymouth, Rockland and Abington:

- Increased development footprint
- Expanded allowable end users throughout the project
- Additional site design flexibility

-East/West Parkway completed in 2016

-RKG Associates, financial consultant, is assisting SRA with calculating and reporting of net new revenue during the deferral period.

-Updated Redevelopment Plan will be submitted by January 31, 2019. *

Look Ahead FY19-FY33

- Roughly \$175M in infrastructure and site preparation expenses
- Average of 250 residential units per year FY19-FY30
- Average of 250K sq. ft. commercial development per year FY19-33
- Net new revenue expected to exceed annual debt service by FY22

Mr. Young also noted that SRA is ramping up internal GIS capabilities in the hopes that the system will be an interactive tool for project stakeholders in the future.

Treasurer's Report

Tabled.

Executive Director's Report

Paul Niedzwiecki, Executive Director, said he attended a luncheon at South Shore Chamber of Commerce with Peter Abair, new Executive Director of MassEcon, and Peter Forman. Mr. Abair and Mr. Forman toured Union Point.

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

Public Comments on topics discussed at this meeting:

Mary Parsons, Rockland resident, asked if there were any development plans for Rockland or Abington before 2030. Chairman Kruser replied there isn't anything definitive at this time.

Steve LeMott, Thistle Lane, Union Point resident, asked if there are rental properties being considered. Chairman Kruser said it is hard to forecast but the Board still believes it is better not to just build out rentals.

Mr. LeMott later asked if any recreation property is part of the upcoming foreclosure auction and was told no, only property zoned as residential.

Bob Luongo, Weymouth Planning Director, asked if the SRA could be more specific in providing details where the open space amenities would be located. He said it would be a good information to incorporate into Weymouth's Open Space Plan and could be helpful information to have when seeking state funds.

Next Meeting: January 30, 2019

Chairman Kruser said the Board will convene in Executive Session to 1) discuss strategy with respect to collective bargaining or litigation in the event an open meeting may have a detrimental effect on the bargaining or litigation position of the public body and, 2) to consider the purchase, exchange, lease or value of real property; not to reconvene in Open Session. Council has determined it would fall under Executive Session.

VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to go into Executive Session and not to reconvene in Open Session.

Unanimous 8-0 vote

Patricia Fitzgerald, Recording Secretary



Handwritten signature of Patricia Fitzgerald in blue ink, written over a horizontal line.

Lyndsey Kruzer, Chairman



Handwritten signature of Lyndsey Kruzer in blue ink, written over a horizontal line.

Documents reviewed during the meeting:

-Draft Redevelopment Plan