

Southfield Redevelopment Authority  
Board of Directors Meeting  
Applicable Subdivision Board  
Wednesday, January 2, 2019 @ 7:00pm  
Conference Room, SRA office

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

Not Present: Tom Henderson  
Robert Rizzi

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

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

#### Minutes

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Dave Rubin, to approve the December 5, 2018 minutes with correction  
Unanimous 6-0-1 vote; Tony Agnitti abstained**

#### Applicable Subdivision Board

-Performance Bond Reduction Request for Winterwoods (a.k.a. Brookfield Village)

Mr. Young said he would like to meet with residents regarding their letter, received by the Board 1/2/2019, that included several items that are tied to the bond. Mr. Young asked to have this item continued to January 16, 2019.

#### Treasurer's Report

-FY18 Financial Statements and Exit Interview with Lynch Marini & Associates, Inc.

Treasurer Eric Hart introduced Rob Lynch and Grady Connor of Lynch Marini & Associates, Inc. who provided an overview of the FY18 audit their firm performed.

Mr. Lynch said their firm performs over 20 municipal audits annually. He said the audit was completed and drafts were issued to, and reviewed by, management. Mr. Lynch explained that their responsibility is to express opinions on the financial statements, and to report on any discrepancies and other important matters.

Mr. Lynch presented a brief overview of the financial statements and audit findings, including:

- Water and Sewer Fund activity is not recorded for the majority of the fiscal year after a verbal agreement with Weymouth, which should be formalized.
- Calculation of the Parkway Bond deficiency payments from FY14 through FY18 has not been calculated nor certified by the State due to lack of data from the Master Developer.
- Lack of segregation of duties due to staff size.

**Recommendations:**

Establish documented policies and procedures reflecting staffing size.

Formalize SRA/Weymouth Water and Sewer Fund agreement.

Record Estimated Revenues within the budgetary process.

Treasurer, Eric Hart, concurred with recommendations as well as remitting the FY17 and FY18 Sewer Connection Fee balance to the Town of Weymouth.

Mr. Niedwiecki recommended that the remaining Enterprise Fund, after transmittal of Sewer Connection Fees, should be used for Water and Sewer related issues of public safety concern, and for emergency repairs.

**Commitments for the Assessment and District Taxes**

- \$195,000 Special Assessment revenue goes towards 2010A Bond
- District taxes of \$162,000 to the three towns

**VOTED: Motion of Kevin Donovan, seconded by Kelli O'Brien-McKinnon, to approve the commitment of Special Assessments of \$195,000.01, and approve the commitment of FY2019 district taxes of \$162,063.54 Unanimous 7-0 vote**

**Executive Director's Report**

Paul Niedzwiecki, Executive Director, said the water loop project at Trotter Road was a critical infrastructure project that LStar commenced but abruptly stopped this past summer, and that the SRA recently took over that project; Mr. Young said work should be completed shortly and the funds (\$69,150) will be recouped from the Master Developer.

Chairman Kruzer asked for future meetings to include a report on LStar's defaults and past due amounts.

Mr. Hart explained LStar status:

- A past due balance remains for 1<sup>st</sup> and 2<sup>nd</sup> quarters of FY19 (Developer Fee)

- in addition, the \$520,000 for the first half of the Parkway Bond payment under review by the DOR  
-Billing additional \$223,000 for 3<sup>rd</sup> and 4<sup>th</sup> quarters Developer Fee (due Feb 1<sup>st</sup> and May 1st), plus  
-Second half of Parkway Bond payment (\$1.1 million), also under review by the DOR, will be on the next billing to LStar.

Tom Berkley, LStar, said there is progress being made and he would have a better update at the 1/16/2019 meeting.

Mr. Niedzwiecki said there will be information forthcoming on the draft Redevelopment Plan and said he thinks more attention should be paid to the potential for Opportunity Zone benefits to impact the Abington and Rockland sections of the project.

Motion 19-002

**VOTED: Motion of Lyndsey Kruzer, seconded by Kevin Donovan, to ratify the contract between the Authority and Rudy V. Pompeo, Inc. dated December 7, 2018, hereby noting the public safety and public convenience and necessity therefore, and also exempting said transaction from Chapter 30B of the General Laws, and that the Board hereby authorize a transfer of \$69,150 from the unreserved Enterprise Fund Balance for this project.**

**Unanimous 7-0 vote**

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

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

Steve LeMott, Thistle Lane, Union Point resident, referencing the sewer pump station, asked if there any other projects on site that have public safety concerns.

Tom Berkley said, because of the injunction, funds are frozen; the back-up generator for the pump station has been funded, but funds are frozen.

A request was made for projects to be prioritized. Mr. Berkley said he would work with Mr. Young on this.

The issue of pulling the Phase 1A performance Bond was discussed. Mr. Young said the project completion date in that bond has not expired; Mr. Niedzwiecki said he would prioritize the projects that have outstanding issues.

Regarding the Enterprise Fund, Mr. Niedzwiecki said legislation was set up so that the ability for the towns to recoup property tax was dependent on their changing zoning, but also dependent on their acceptance of responsibility for some of the infrastructure. There is ambiguity as to who is next in line to perform some of these critical infrastructure projects if the Master Developer is unable. Mr. Niedzwiecki said he thinks the SRA has done a good job stepping in for the Master Developer.

Brittany Besler, Skyhawk Circle, Union Point resident, asked how the (performance) bonding procedure works, and if residents get the opportunity to comment before the Board acts to reduce or release bonds.

Mr. Young explained that, generally, bonds are related to future public improvements or areas that are to be maintained by a public entity. The bonds are to protect the public (SRA/Planning Board) in the event that the public entity needs to step in and complete the work. In this case, the Town of Weymouth is also an obligee on the Bond too, since the Town is the municipality that is required to accept those ways in accordance with the 2014 Legislation. A lot of coordination goes into the initial bond review, reductions and the completion of the process.

Mary Parsons, Rockland resident, asked how Rockland and Abington can benefit from the Opportunity Zone if the injunction on LStar has not been lifted.

Mr. Niedzwiecki said he is looking towards the future and still needs to see which parcels have been properly collateralized by LStar.

**Next Meeting:** January 16, 2019

**Adjournment**

**VOTED: Motion of Kevin Donovan, seconded by Tony Agnitti, to adjourn the meeting at 7:52pm**

**Unanimous 7-0 vote**



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman

**Documents reviewed during the meeting:**

Contract between the Authority and R.V. Pompeo, Inc.