

Southfield Redevelopment Authority (SRA)  
Board of Directors  
223 Shea Memorial Drive  
Wednesday, October 05, 2022 @ 7:00pm

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

**Remotely Present:** Pat O'Leary, Clerk (via phone)  
Bob Rizzi (via phone)

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

The Chairman called the meeting into Executive Session at 7:00pm (1) 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 Southfield Redevelopment Authority pursuant to Gen. L. c. 30A Section 21(a)(3) to wit SRA v. LStar Southfield, LLC, et al, and (2) to consider the purchase, exchange, lease, or value of real property, the disclosure of the property itself would have a detrimental impact on the bargaining position of the Southfield Redevelopment Authority, and to reconvene in Open Session.

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Dave Rubin, to go into Executive Session at 7:00pm**

**9-0-0 unanimous roll call vote**

**VOTED: Motion of Roger Woods Jr., seconded by Joe Gratta, to reconvene in Open Session at 7:22pm.**

**9-0-0 unanimous roll call vote**

Open Session Minutes

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Primiano, to accept the June 15, 2022 minutes as written.**

**9-0-0 unanimous roll call vote**

## Property Acquisition

Discussion and Potential Vote - LStar Southfield LLC

Chairman Henderson read the following resolutions:

RESOLVED:

That the Authority is authorized to exercise the right to take real property by eminent domain within the NAS South Weymouth redevelopment area in accordance with chapters 79, 79A, 80 and 80A of the General Laws of the Commonwealth of Massachusetts pursuant to Section 6(h) of Chapter 291 of the Acts of 2014.

RESOLVED:

That under the provisions of Massachusetts General Law chapter 79, as amended, the Southfield Redevelopment Authority, acting by its Board of Directors, all appointed, qualified and acting under the provisions of Section 6(h) of Chapter 291 of the Acts of 2014, so far as the same give any authority to do so, and any amendments to said Act, and in pursuance of the requirements and in the exercise of the authority of said Act and of every other power and authority hereto enabling, is authorized and directed to take in fee simple, on behalf of the Southfield Redevelopment Authority, for the public purpose of promoting the expeditious and orderly conversion and redevelopment of NAS South Weymouth for nonmilitary purposes including, but not limited to, commercial, housing, industrial, institutional, educational, governmental, recreational, conservation or manufacturing uses in order to prevent blight, economic dislocation and additional unemployment and to aid and strengthen the local economy, the regional economy and the economy of the Commonwealth; and, other public purposes, certain parcels of land owned by LStar Southfield LLC and any related entities located in the Town of Weymouth, Norfolk County and the Towns of Rockland and Abington, Plymouth County, together with all privileges and appurtenances thereto belonging, including all trees and structures thereon and/or affixed thereto, which said land is described in an Order of Taking dated October 5, 2022 and shown on a plan, with no award of damages.

**VOTED: Motion of Roger Woods, Jr., seconded by Joe Gratta, that, the Chairman of the Board of Directors acting individually, be and hereby 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, (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 of the actions hereby authorized, deem necessary or desirable to be done or taken to carry out the transactions contemplated by the foregoing resolutions, and (d) on the terms and conditions acceptable to Attorney Galvin.**

**9-0-0 unanimous roll call vote**

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

**Next meeting:** October 19, 2022

**Adjournment:**

**VOTED: Motion of Roger Woods, Jr., seconded by Joe Gratta, to adjourn at 7:27pm**

**9-0-0 unanimous roll call vote**

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

**Documents reviewed during the meeting:**

Measure 22-14