

Southfield Redevelopment Authority
Board of Directors Meeting
Applicable Subdivision Board
Conservation Commission
Monday, October 30, 2017 @ 7:00pm
Conference Room, SRA office

Directors Present: Lyndsey Kruzer, Chairman
Kelli O'Brien-McKinnon, Vice-Chairman
Pat O'Leary, Clerk
Robert Rizzi
Tom Henderson
Chris Aiello
Chris Primiano
David Rubin

Also Present: Jim Young, Land Use Administrator
Rob Downey, Assistant Planner
Tom Berkley, Tom Murray - LStar

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

Minutes

As there wasn't a quorum, minutes for the October 16th meeting were tabled until the November 13th meeting.

Beam Street DSP – Performance Bond Reduction Request

Jim Young explained that LStar is requesting a reduction in interim bond from \$870,442.95 to \$162,201.25 because work as detailed in the revised cost estimate has been completed. The bond will likely be revisited in the spring for final release.

Board Measure 17-042

VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to approve a reduction in LStar's Bond #1151504 for Beam Street to \$162,201.25 per the Performance Bond Reduction Estimate dated October 24, 2017.

Unanimous 8-0 vote

Newest board member, David Rubin, re-introduced himself. He is a Union Point resident representing Weymouth and Rockland.

LStar vehicle storage

Tom Murray of LStar said he believed the stored vehicles are subject to an annual lease. He said some cars will be moved in the spring to make way for new development.

Public Comment:

Mike Wallace of Union Street, Weymouth asked if any asbestos is in any of the demolition materials being stored near the vehicles and was told all materials are clean.

PUBLIC HEARINGS – Conservation Commission

VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to open the public hearing at 7:10pm on LStar's Request for Amendment to Order of Conditions (OOC): Recreation Complex, (DEP File # SE081-1192).

Unanimous 8-0 vote

Gene Crouch and Chris Nowak, VHB, explained changes to the OOC for the Recreation Complex, including the addition of a restaurant, playground reconfiguration, Field 3 changing from open to closed, and increasing stormwater management BMP.

Steve Ivas, Ivas Environmental, said he did not feel any additional special conditions were needed for the changes being made and the changes meet the criteria for an Amended OOC. He added that he, as the Board's Agent, determined an Amended Order would be appropriate as changes were non-substantive.

Public Comment:

It was explained to Mrs. Parsons of Rockland that the proposed gravel wetland was not against the solvent release area. It was also confirmed that any blocked drains will be addressed during construction and/or under LStar's maintenance program.

VOTED: Motion of Tom Henderson, seconded by Chris Primiano, to close the public hearing at 7:31pm on LStar's Request for Amendment to Order of Conditions on DEP File # SE081-1192 for Recreation Complex

Unanimous 8-0 vote

VOTED: Motion of Tom Henderson, seconded by Chris Aiello, that the Conservation Commission approve the Request for Amendment to Order of Conditions for LStar's Recreation Complex (DEP File # SE081-1192) and to issue an Amended Order of Conditions, as presented

Unanimous 8-0 vote

Ratification of Recording Secretary contract

Chairman Kruzer said the new recording secretary, Patricia Fitzgerald, needs to have her contract ratified. It was confirmed all directors had a copy of the contract drafted by Atty. Galvin.

VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to engage the contract for Patricia Fitzgerald as Board of Directors recording secretary

Unanimous 8-0 vote

Appointment of Interim Treasurer and Transition of Accountant and Treasurer Function

Chairman Kruzer reported that, on Oct. 27th, Scott Bois resigned as Finance Director/Treasurer. Atty. Bob Galvin has offered to be interim treasurer for signatory purposes, and he is already bonded.

VOTED: Motion of Chris Aiello, seconded by Tom Henderson, to appoint Attorney Bob Galvin as Interim Treasurer.

Unanimous 8-0 vote

Chairman Kruzer explained that she and Chris Primiano are working with Weymouth to determine the best way to bill for water usage. She said water bills will probably not be sent out this month and it is important, at this time, to set the new tax rate. Tom Henderson said Eric Hart and Mary Jane Martin (both employees of the Town of Rockland) have offered to help provide accounting and/or treasurer assistance during the transition. Eric has estimated initially 10 hours a week, declining as needs decrease; Eric at \$90. per hour and Mary Jane at \$50. per hour.

VOTED: Motion of Chris Aiello, seconded by Tom Henderson, to authorize the Chair to continue to negotiate and enter into a contract for temporary treasury and accounting services, subject to confirmation or affirmation by the Board of Directors.

Unanimous 8-0 vote

Chairman Kruzer stated that Diane Baxter (IT support) did a great job helping to access/recover information and has agreed to continue at \$90.00 per hour. As the system is up-to-date, little assistance should be needed. The matter of Information Technology services will be continued until the Nov. 13th meeting.

Update on Executive Director search

The Screening Committee has been discussing candidates, and anticipates interviewing nine candidates soon.

VOTED: Motion of Chris Primiano, seconded by Tom Henderson, to conduct screening interviews to determine the three best candidates to bring before the board.

Unanimous 8-0 vote

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

Upcoming meeting dates

Monday meetings will continue only through the end of 2017. As of 2018, Board of Director meetings will commence the first and third Wednesdays of the month.

Public Comments on this evening's topics of discussion

It was confirmed for Mrs. Parsons that the recording secretary is an employee of the Town of Weymouth, but works evenings for the SRA on her own time.

Regarding the storage parking of recalled Volkswagens, it was explained that LStar owns the land on which the vehicles are parked and they do not require special permission to use that area for vehicle storage.

Tom Murray of LStar said he would check if a meeting on the subject could be held with LStar and the Union Street residents.

A gentleman in the audience asked if any testing is being done on the water in the area of the parked cars.

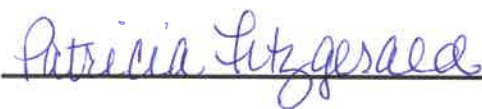
Deirdre Hall of Rockland commented that leaks from vehicles would go downstream.

Executive Session

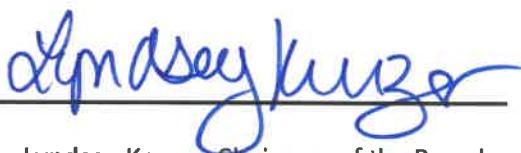
VOTED: Motion of Tom Henderson, seconded by Chris Primiano, to enter into Executive Session to discuss strategy with respect to pending litigation (with a former employee) where an open meeting may have a detrimental effect on the litigating position of the Southfield Redevelopment Authority and/or potential litigation (with a former employee) that has been imminently threatened or otherwise demonstrably likely where an open meeting may have a detrimental effect on the litigating position of Southfield Redevelopment Authority and not to reconvene in open session.

Unanimous 8-0 Roll call vote

Next Meeting November 13, 2017



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman of the Board

Documents reviewed during the meeting:

*LStar email request and Performance Bond Reduction Estimate, October 24, 2017

*Recording Secretary Contract

*Recreation Complex; VHB, Inc. July 2017

- Request for Amendment to Order of Conditions
- Agent Report, Ivas Environmental, August 7, 2017
- Proposed Amended Order of Conditions