

Southfield Redevelopment Authority (SRA)
Board of Directors & Applicable Subdivision Board
Wednesday, November 03, 2021 @ 7:00pm

Directors Present: Tom Henderson, Chairman
David Rubin, Vice-Chairman
Pat O’Leary, Clerk
Bob Rizzi
Kelli O’Brien McKinnon
Chris Primiano
Kevin Donovan
Monica Horan

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

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

Taken out of Order:

EXECUTIVE SESSION: (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, (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 (3) to discuss strategy with respect to contract negotiations with non-union personnel (Land Use Administrator and Treasurer), and to reconvene in Open Session.

VOTED: Motion of Kelli O’Brien McKinnon, seconded by David Rubin to go into Executive Session and to reconvene in Open Session.

8-0-0 unanimous vote

Went into Executive Session at 7:00pm.

Attorney Galvin left at 7:50pm.

Open Session began at 8:03pm.

Open Session Minutes

VOTED: Motion of Kelli O'Brien McKinnon, seconded by David Rubin, to accept the October 20, 2021 minutes as written.

6-0-2 vote; Bob Rizzi and Chris Primiano abstained

Applicable Subdivision Board

Dorset Park, Performance Bond Reduction Request

The current bond expires on November 18, 2021. Mr. Young said that the roadway irrigation item still needs to be resolved and Weymouth DPW has confirmed that all work is complete. He asked for the Performance Bond to be reduced to \$50,000.

VOTED: Motion of Kevin Donovan, seconded by Kelli O'Brien McKinnon, to reduce the Dorset Park Performance Bond to \$50,000.

7-0-1 vote; Dave Rubin abstained

Update on October 30, 2021 fire at former Navy Building #134; Discussion and Possible Vote on Debris Removal Contract

Chairman Henderson said the building next to the original control tower caught fire and, with no water nearby, was just left to burn.

Mr. Donovan suggested Mr. Young contact the town of Abington to request that a Board of Survey declare the building a hazard, and notifying the property owner (LStar), before initiating any debris clean-up at the site.

VOTED: Motion of Kevin Donovan, seconded by Chris Primiano, to approve of Mr. Young contacting the Abington Fire Chief to ask for a Board of Survey to formally declare the building a hazard.

8-0-0 unanimous vote

Treasurer's Report:

Chairman Henderson said the Audit Contract with Lynch Marini is for a 3-year agreement.

Mr. Primiano asked if it was best practice to have the same firm looking at the financials, or go out to bid on a regular basis.

Mr. Hart said it would be difficult to get another firm familiar with the situation at Southfield, but the state could come in and look at it if they wanted to.

Transfers: Fiscal Year 2022
Tabled.

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by Kevin Donovan, to approve the Lynch Marini & Associates 3-year audit contract for fiscal years 2021, 2022, and 2023.
8-0-0 unanimous vote**

Public Comments: none

Topics Not Reasonably Anticipated by the Chairman 48 hours in advance of the Meeting:

- The Master Developer will be invited to the next meeting
- Mr. Young will provide information on the recent \$270,000 grant awarded to the SRA

Next Meeting: December 1, 2021

Adjournment

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by Bob Rizzi, to adjourn at 8:33pm.
8-0-0 unanimous vote**

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:
Lynch Marini proposal