

Southfield Redevelopment Authority
Board of Directors Meeting
Conservation Commission
Wednesday, November 7, 2018 @ 7:00pm
Conference Room, SRA office

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

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 Kevin Donovan, seconded by Kelli O'Brien-McKinnon, to approve the October 17, 2018 minutes as written
Unanimous 7-0 vote

Public Hearing

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Pat O'Leary to open the public hearing on the Classification of property for Southfield District Tax
Unanimous 7-0 vote

Eric Hart, Treasurer, said that only the classification can be voted upon. He said a Factor of 1 has been decided, which means nothing higher or lower will be levied on Residential or Commercial properties, with no exemptions.

Public Comments

Jeff Wall of Weymouth asked how much tax money was raised in FY2018; Mr. Hart responded \$135,000.00, approximately.

Joseph Shea of Abington (and member of the SRA Advisory Board) recommended a single tax rate for both residential and commercial.

VOTED: Motion of Kevin Donovan, seconded by David Rubin to close the public hearing.
Unanimous 7-0 vote

VOTED: Motion of David Rubin, seconded by Lyndsey Kruzer, to approve the Tax Classification of 1, with no exemptions
Unanimous 7-0 vote

Conservation Commission

Certificate of Compliance for the Patriot Parkway Project (MassDEP File # SE081-1168)

Jim Young said Patriot Parkway has been operational for two years. He stated that everything has been confirmed to be in order with the project, and he recommended closing out the Order of Conditions for Patriot Parkway.

Measure 018-026

VOTED: Motion of Lyndsey Kruzer, seconded by Chris Primiano, to issue a Certificate of Compliance for the Patriot Parkway Project (MassDEP File # SE081-1168)
Unanimous 7-0 vote

Treasurer's Report

- FY19 Budget Amendments

Treasurer Eric Hart reported that the original budget amount voted on was \$2,215,550.00. He said the state has been talking about a payment being made this year on the Parkway Bond and so far there has been no adjustment or waiver of that payment. The issue of this bond payment will probably not be determined until after the tax rate has been set. He suggested voting on the amendment to add the payment to the budget now, until it is decided if a discount or a waiver is forthcoming.

Mr. Hart reviewed adjustments to the FY19 budget, including \$1,692,350.00 for the Bond payment, increasing the FY19 budget to \$3,900,900.00.

Paul Niedzwiecki, Executive Director, said the Parkway Bond discussions with the State have been good; Mr. Niedzwiecki said there is time to negotiate the deficiency payment.

Board Measure 18-028 FY19 Supplemental Budget

VOTED: Motion of Lyndsey Kruzer, seconded by Kevin Donovan to adjust the Board of Directors \$1,500.00 to \$72,500.00
Unanimous 7-0 vote

VOTED: Motion of Lyndsey Kruzer, seconded by Kelli O'Brien-McKinnon to increase the General Administration Budget by \$1,500.00 to \$260,700.00
Unanimous 7-0 vote

VOTED: Motion of Lyndsey Kruzer, seconded by Kelli O'Brien-McKinnon to increase the Debt line item of East/West Parkway Bond by \$1,692,350.00
Unanimous 7-0 vote

VOTED: Motion of Lyndsey Kruzer, seconded by Chris Primiano to revise the Debt line item amount to \$2,837,850.00
Unanimous 7-0 vote

-Adoption of M.G.L. Chapter 32B, Section 20

Mr. Hart reported that the auditors said a Trust Fund should be set up to be in compliance. Advisors said a 32B, Section 20 should be adopted, with a trustee.

VOTED: Motion of Lyndsey Kruzer, seconded by Pat O'Leary to set up a Chapter 32B, Section 20 and make the Treasurer of the Southfield Redevelopment Authority the trustee
Unanimous 7-0 vote

Executive Director's Report

- Redevelopment Plan

- GIS web interface is now available.
- Work continues on the Updated Redevelopment Plan, recently focusing on RKG's financial analysis. Mr. Niedzwiecki expects a presentation to be made to the Board soon, and the Redevelopment Plan to be submitted to the State by the end of December
- There was an Open Meeting Law complaint filed in June pertaining to the release of Executive Session minutes. The AG has determined that the Board did not violate the Open Meeting Law.

Mr. Niedzwiecki recognized Tom Berkley of LStar who provided an update:

- One residential project is scheduled to close in 2018 and others in early 2019
- Prodrive is looking to break ground in December 2018, weather permitting

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

Public Comments on topics discussed at this meeting:

Bob Luongo, Weymouth Planning Director, asked for more info on the East/West Parkway Bond.

Mr. Niedzwiecki explained that it is a Performance Bond issued by the state and it is the State that makes the payments on it. The state then enters into a contract with a public entity and if the annual net new state revenue is greater than amount owed, no payment is required.

Joe Shea asked what the relationship is between LStar and the Board of Directors; Chairman Kruzer responded that there is open communication with LStar. She said she shares Mr. Shea's concerns, adding that LStar reports that they are current on payroll as of 11/2/18.

Mr. Niedzwiecki said the Board is working with LStar leadership and will know more by the end of 2018.

Mr. Shea asked if the Board would ever take a stand on the water connection issue; Chairman Kruzer said they are thinking about it and are seeking outside legal and financial advice.

Chairman Kruzer explained the Board will be going into Executive Session to (1) discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigation position of public body, and (2) to consider the purchase, exchange, lease or value of real property; and to reconvene in Open Session.

VOTED: Motion of Lyndsey Kruzer, seconded by Kelli O'Brien-McKinnon, to go into Executive Session and will reconvene in Open Session

Unanimous 7-0 Roll call vote

The Board reconvened in Open Session at 8:23pm.

VOTED: Motion of Lyndsey Kruzer, seconded by Kelli O'Brien-McKinnon, to authorize the Executive Director to engage and work with legal counsel to prepare the necessary legal documents for the Board to consider for contingency planning related to the Master Developer and the future status of the development.

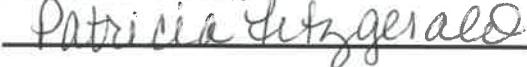
Unanimous 7-0 vote

Next Meeting: November 28, 2018 at 7:00pm and December 5, 2018 at 7:00pm

Adjournment

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Pat O'Leary, to adjourn the meeting at 8:25pm

Unanimous 7-0 vote



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman

Documents reviewed during the meeting:

18-026: WPA Form 8B

18-027: M.G.L. Chapter 32B Section 20

18-028: FY19 Supplemental Budget worksheets