

Southfield Redevelopment Authority  
Board of Directors Remote Participation Meeting  
Wednesday, November 18, 2020 @ 7:00pm

**Directors Remotely Present, via Attendance Rollcall:**

Tom Henderson, Chairman  
David Rubin, Vice-Chairman  
Pat O’Leary, Clerk  
Kelli O’Brien McKinnon  
Brittany Besler  
Chris Primiano  
Kevin Donovan

**Not Present:** Robert Rizzi

**Also Remotely Present:** Jim Young, Land Use Administrator  
Eric Hart, Treasurer  
Patricia Fitzgerald, Recording Secretary

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

*In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, the Southfield Redevelopment Authority (“the Authority”) shall be meeting remotely until further notice. The **application Webinar #812-6829-3028** provided through **ZOOM** and a **Passcode of 367394** will be used for this purpose.*

The Zoom online link and dial-in instructions were provided 48 hours in advance of the meeting.

*This application will permit the public to access and participate in future Board meetings and hearings. We extend our thanks for your understanding and participation in this manner, which is intended to keep members of the Board and the public safe.*

*This meeting may be recorded via Zoom.*

**Open Session Minutes**

**VOTED: Motion of Kevin Donovan, seconded by Brittany Besler, to accept the October 7, 2020 minutes, as written.**

**7-0-0 unanimous rollcall vote**

### **Special Permit Granting Authority**

Recreation Complex - Extension of beer and wine sales period to March 31, 2021; applicants are Union Point Sports, LLC and MCCUP, Inc.

Mr. Young noted that UP Sports is continuing with the fit-out of the modular building. It has taken much longer than expected to get the building operational, so they are requesting another extension of the 90-day beer and wine sales period to March 31<sup>st</sup>.

**VOTED: Motion of Chris Primiano, seconded by Kelli O'Brien McKinnon, to grant an extension to the 90-day beer and wine sales to March 31, 2021.**

**7-0-0 unanimous rollcall vote**

### **Treasurer's Report**

#### Transfer

Mr. Young noted that the FY21 budget did not including funding for conservation permit compliance issues. He said based on the recent fall survey of the turtle exclusion fencing, it was discovered that a section of fence had been vandalized and another section was damaged by a fallen tree. The \$5,000 is to cover several turtle exclusion fencing repairs and bring it into compliance.

Mr. Donovan asked what the Reserve Fund balance will be after the \$5,000 is moved; Mr. Hart said \$20,000.

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**VOTED: Motion of Tom Henderson, seconded by Kevin Donovan, that the Board of Directors authorize the transfer of \$5,000 from the Reserve Account to the Grounds Maintenance/Conservation Permit Account.**

**7-0-0 unanimous rollcall vote**

#### *Public Comments:*

Mary Parsons of Rockland asked for a copy of the executive session minutes referenced on the agenda. Chairman Henderson explained they are not available until all matters are settled.

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

### **Executive Session**

Chairman Henderson said the Board would be going into Executive Session (1) to approve executive session meeting minutes for the following dates: July 22, 2020, September 2, 2020, September 23, 2020,

and October 21, 2020, (2) 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, (3) 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 (4) to discuss strategy with respect to contract negotiations with non-union personnel, and not to reconvene in Open Session.

**VOTED: Motion of Tom Henderson, seconded by Kevin Donovan, to go into Executive Session and not to reconvene in Open Session.**

**7-0-0 unanimous rollcall vote**

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

**Documents reviewed during the meeting:**

Measure 20-020