

Southfield Redevelopment Authority
Board of Directors Meeting
November 23, 2015 @ 7:00pm
Conference Room, SRA Office

Directors Present: William Minahan, Chairman
Chris Aiello, Clerk
Ralph Rivkind
Lyndsey Kruzer
Robert Rizzi
John Brewer

Remote Participation: Patricia O'Leary, Vice Chairman

Directors Unable to Attend: Kelli O'Brien-McKinnon
Walter Flynn

Also in Attendance: Scott Bois, Treasurer/Collector
Jim Young, Land Use Administrator

The Chairman called the meeting to order at 7:00pm and announced that Ms. O'Leary requested remote participation. Mr. Minahan completed the remote participation checklist to support her request, and determined that her geographical distance made her physical attendance unreasonably difficult. Ms. O'Leary was contacted using the phone in the conference room at 7:00pm.

Minutes

VOTED: Motion of Chris Aiello, seconded by Ralph Rivkind, to approve the minutes of the Board of Directors meeting held on November 9, 2015

Unanimous 7-0 Roll Call Vote to Approve – Brewer, aye, Rizzi, aye, Kruzer, aye, Aiello, aye, Minahan, aye, Rivkind, aye, O'Leary aye

Free Cash Appropriation

Mr. Bois provided the Board with a worksheet on FY16 Revenue Projections, and noted that approximately \$160K of the original FY16 projected entitlement fees were received prior to the close of FY15. On May 11, 2015 the Board voted to earmark \$235K from Free Cash to supplement the FY16 General Fund Budget. The Treasurer recommended applying an additional \$160K to the FY16 Budget for a total of \$395K from Free Cash to bring the Southfield District Rate down near 50 cents.

VOTED: Motion of Ralph Rivkind, seconded by Chris Aiello, to raise and appropriate a total of \$395,000 from FY15 Free Cash to supplement the FY16 General Fund Budget

Unanimous 7-0 Roll Call Vote – Brewer aye, Rizzi, aye, Kruzer, aye, Aiello, aye, Minahan, aye, Rivkind, aye, O'Leary aye

PUBLIC HEARING- Tax Classification and District Rate opened at 7:10pm

Mr. Bois noted the public hearing was noticed by publication in the Patriot Ledger on November 13, 2015. He summarized the Dept. of Revenue (DOR) process leading up to Tax Classification, and reviewed the Tax Rate Recapitulation forms filed with DOR. The Southfield Tax Rate would be \$0.54, raising only \$82K in taxes. A single tax rate approach was recommended. The Board was informed that the Host Towns were prepared to issue real estate tax bills to Southfield residents with the additional single district tax rate; a sample tax bill was provided to the Board.

A lengthy debate ensued on the single Southfield rate recommendation, and the past practice of splitting the rate. It was noted that the Town of Weymouth still maintained a split tax rate and the residents of Southfield are included in the calculation. Some Directors voiced concern that a single Southfield rate would set a precedent going forward, putting a burden on the residents. The Chairman stated that tax classifications were 12 month decisions, voted annually in every community. Other Directors stated that setting a single Southfield rate for this year would attract more potential commercial developers, which was crucial to the success of the project.

PUBLIC COMMENT

Mrs. Parsons, Rockland, stated setting a tax classification was not setting a precedent, and that Rockland set their single tax rate at \$18.49.

VOTED: Motion of Robert Rizzi, seconded by Chris Aiello, to close the Public Hearing

7-0 Unanimous roll call vote – Brewer, aye, Rizzi, aye, Kruzer, aye, Aiello, aye, Minahan, aye, Rivkind, aye, O’Leary, aye

The Hearing closed 7:30pm

VOTED: Motion of Chris Aiello, seconded by Ralph Rivkind, that the meeting was duly noticed and that the Board of Directors approves a single tax rate for the district with revenue sources as identified in the FY16 Tax Rate Recapitulation

5-1-1 roll call vote - Brewer abstained, Kruzer, no, Rizzi, aye, Aiello, aye, Minahan, aye, Rivkind, aye, O’Leary, aye

Status Reports

The update from the Agreements Workgroup would take place in Executive Session

There were no updates from Water/Sewer or Parkway/Navy Workgroups.

No update was available from the Master Plan Workgroup or from LStar

Mr. Young noted the approval of Weymouth Town Council and the endorsement of Mayor Kay on LStar’s proposed changes to the Zoning and Land Use By-Laws for NAS South Weymouth; and that he would be updating the By-Laws to reflect those changes.

Mr. Young also informed the Board that 10 bids were received and opened for the TACAN Outfall Drainage Ditch Improvement Project. The low bid came in within budget and details of the apparent low bid were currently under review.

Next Meeting – December 14, 2015

VOTED: Motion of Lyndsey Kruzer, seconded by John Brewer, to enter into Executive Session to conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions for contract negotiations with nonunion personnel, not to reconvene in open session

Unanimous 7-0 Roll Call vote – Brewer aye, Rizzi, aye, Kruzer, aye, Aiello, aye, Minahan, aye, Rivkind, aye, O’Leary, aye

Open Session adjourned at 7:40pm

The meeting recessed while the public and staff departed.

Mary Cordeiro, Recording Secretary

William H. Minahan, Jr., Chairman

Documents reviewed during the meeting:

FY16 Revenue Projections

FY16 Tax Rate Recapitulation