

Southfield Redevelopment Authority
Board of Directors Meeting
November 24, 2014 @ 7:00pm
Conference Room

Directors Present: Walter Flynn, Chairman
William Minahan, Vice Chairman
Kelli O'Brien-McKinnon
Patricia O'Leary
Robert Rizzi
Ralph Rivkind
John Brewer
Lyndsey Kruzer

Directors Unable to Attend: Chris Aiello, Clerk

Also Present: Jim Young, Land Use Administrator
Scott Bois, Treasurer/Collector
Matt Feher, Legal Counsel

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

Minutes

VOTED: Motion of Robert Rizzi, seconded by John Brewer, to accept two sets of minutes of Board of Directors meetings held on November 10 and 14, 2014

Unanimous vote

Parkway Financing MOA

The Chairman updated the Board on the meeting at the State House last week, and stated that A&F would most likely allow for deficiency payments to be deferred from FY13-FY18, and MassDOT indicated the Trotter Road connection could be started in the spring and that MassDOT would take the responsibility of building the road and managing the \$4M. Another call to A&F would occur tomorrow (11/25/14).

The Board was informed that SRA must demonstrate further needs for funding additional segments of the Parkway, such as east side connectivity improvements in Rockland. Future traffic studies would assist the parties in determining future needs. The Board agreed they would require an Amended Parkway Financing MOA that identified the financing and developer for the Phase II Parkway.

The Chairman stated Budget discussions would be held off until several items were resolved, including, but not limited to: DOR certified free cash, the Division of Local Services certified value assessments, A&F modified Parkway deficiency payments/determined Phase II Parkway funding, and until DDA financial obligations with LNR/Starwood were known. Discussion ensued on revenues from Starwood's sale of property to Pulte Homes (Transit Village project) to be included in the FY15 Budget.

The Chairman noted all the Regulatory Framework documents had been revised in a redline format and were ready for public review in hard copy and on the SRA website. The Public Hearing would take place on December 8, 2014 @ 7:00pm

DDA Update

The Chairman indicated the DDA needed to be revised, per new Legislation requirements. There was insufficient time for the SRA to negotiate a totally new document with LNR/Starwood. The Board was asked to review the existing DDA document and identify any areas of concern that should be addressed now.

Mr. Young noted there were several components of the DDA that needed careful consideration by the Board. Mr. Feher would provide a redline version, a summary of the changes, and would identify the areas which needed vetting by the Board.

Next Meetings

Dec. 8th Public Hearing on SRA Zoning By-Laws and Regulations

Dec. 15th regular Board meeting

Dec. 22nd Public Hearing on the Transit Village Development Plan Application

Mr. Minahan stated that LNR/Starwood was about to sell a 20 acre parcel of land to Pulte Homes, but had not paid their taxes. He suggested the Board not schedule any hearings until Starwood's outstanding taxes were current. He also suggested that the amended DDA require Starwood to deposit a full tax payment into an escrow account to make sure they never get behind again.

Mr. Rivkind stated the land sale could be contingent on back taxes being paid at closing. The closing Attorney would make the sale and pay outstanding taxes.

The Board was hopeful that LNR/Starwood would pay their outstanding taxes when the land transaction with Pulte Homes closed, but were very disappointed in Starwood that they chose to withhold Q2 taxes at this time. Some Directors considered making any future Pulte Homes permit approvals contingent on LNR/Starwood paying all outstanding taxes.

Public Comment

Mr. Galluzzo, Weymouth, stated that the SRA Board must use its authority, and not allow Mr. Barry to intimidate the Board with threats of shutting the project down, the way he intimidated Weymouth Town Council. Mr. Galluzzo was informed that Starwood was being charged 14% interest on their outstanding taxes, with further penalties due at the end of the fiscal year, if not paid.

Mr. Kimball, Rockland, was informed that the revised Regulatory Framework that will be reviewed at a public hearing on December 8th will not impact the pending Pulte Homes Development Plan Application.

Ms. Parsons, Rockland, noted that the meeting was being recorded for WRPS in Rockland and that the Board should check the Purchase and Sale Agreement between SSTTDC/LNR and NAVY as relates to money due to NAVY from future land sales.

VOTED: Motion of Robert Rizzi, seconded by Lyndsey Kruzer, to adjourn the meeting

Unanimous vote

The meeting ended 7:35pm

Mary Cordeiro, Recording Secretary

Walter Flynn, Chairman of the Board

No documents were reviewed during the meeting.