

Southfield Redevelopment Authority
Board of Directors Meeting
Applicable Subdivision Board
Monday, November 27, 2017 @ 7:00pm
Conference Room, SRA office

Directors Present: Lyndsey Kruzer, Chairman
Kelli O'Brien-McKinnon, Vice-Chairman
Pat O'Leary, Clerk
Tom Henderson
Chris Aiello (7:04 Arrival)
Chris Primiano
David Rubin
Tony Agnitti

Directors Unable to Attend: Bob Rizzi
Also Present: Rob Downey, Assistant Planner
Matt Barry, Tom Berkley - LStar

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

Minutes

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to approve the minutes of October 16, 2017
6-0-1 vote; David Rubin abstained**

**VOTED: Motion of Tom Henderson, seconded by Pat O'Leary, to approve the minutes of November 13, 2017
6-0-1 vote; Tony Agnitti abstained**

ASB – Brookfield Village Performance Bond Reduction Request

The Town of Weymouth has asked for additional time to review the request.

Board Measure 17-044

**VOTED: Motion of Tom Henderson, seconded by Tony Agnitti, to continue this item to the December 11, 2017 meeting.
Unanimous 7-0 vote**

Free Cash Votes

Recap and Tax Rate Discussion

Eric Hart addressed the Board:

- The Board wishes to have a .50 tax rate as in prior years.

VOTED: Motion of Lyndsey Kruzer, seconded by Tom Henderson, for Treasury to make exact money Transfer from Stabilization for Fiscal Year 2018 to end up with a tax rate of \$0.50 per \$1000.

Unanimous 8-0 vote

Classification needs to be discussed at the next meeting, and Residential vs. Commercial tax rates need to be determined.

VOTED: Motion of Tom Henderson, seconded by Tony Agnitti, to schedule the classification hearing for Dec. 5th (pending attorney approval), with an alternate date of Dec. 11th, and to discuss the splitting of the Residential/Commercial tax rate.

Unanimous 8-0 vote

Working with Dept. of Local Services to get member Towns together to assist in completing the Tax Recapitulation (those towns looking for assistance from the Division of Local Services)

VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to Authorize Treasurer Eric Hart to sign on behalf of the Board of Directors and as Assessor for the Southfield Redevelopment Authority all Tax Recapitulation forms

Unanimous 8-0 vote

Eric provided further updates:

- He will bring the needed documents for the Gateway authorizations to the next BOD meeting
- He will create standardized procedures
- Bank changes are almost complete
- He is looking into a backup system for the server

VOTED: Motion of Tom Henderson, seconded by Chris Primiano, to make primary signatory, for Payroll and Accounts Payable, Patricia O'Leary with Lyndsay Kruzer as secondary signatory.

Unanimous 8-0 vote

Utilities

Eric said Weymouth is looking at taking over all phases of water-usage processing; receipt processing, meter reading and billing.

Enterprise Fund

Pat O'Leary said there is money in the Enterprise Fund with Lyndsey adding there is a long to-do list on water transfer of activities to Weymouth; work to begin addressing these issues will begin in the spring.

Report from Executive Director Screening Committee

Chris Primiano said three résumés have been chosen and public interviews are expected to take place during a special meeting of the Board of Directors on December 5, 2017 at 6pm. Nominees are:

- Paul Niedwiecki - Executive Director with the Cape Cod Commission
- Thatcher Kezer - Senior V.P. of Mass Development

- Ryan Leach - Executive Director and general counsel of Houston Downtown Redevelopment Authority

Prior to the meeting, the candidates will tour Southfield/Union Point.

LStar Update

Tom Berkley gave an update on infrastructure:

- Continuing to work on permanent water supply, permanent wastewater and town improvements to Union and Liberty Streets
- Eight roads have 75% - 90% of their design completed
- Demolition is pending for 15 buildings; abatement has been permitted, demolition still needs final approval
- MEPA filings: minor - primarily concerning traffic; large filing on supplemental Draft EIR will likely be filed the first or second quarter of 2018

Matt Barry spoke on advancements in technology:

- Partnership with G.E.; to create a living laboratory at Union Point (see 10/26 Globe article) including smart city traffic management
- Partnership with autonomous vehicle firm; mapping began one or two months ago
- LStar was a sponsor of the Greenbuild Conference and gave a tour of Union Point to 60 industry professionals
- Amazon proposal has been submitted
- Hub Week 2018: Union Point may be hosting a week-long event
- Prodrive will be a lease-tenant, instead of building their own facility
- An unknown party is looking at ½ million sq. ft. of space

Better communication with the residents was discussed. Matt and Tom said there will be more information provided on what is happening at Union Point.

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

Public Comments on this evening's topics of discussion

The names of the candidates for Executive Director were repeated for Mrs. Parsons of Rockland.

Next Meeting: December 5, 2017

VOTED: Motion of Tom Henderson, seconded by Pat O'Leary, to adjourn the meeting at 7:50PM. Unanimous 8-0 vote

Patricia Fitzgerald 12.11.17

Patricia Fitzgerald, Recording Secretary

Lyndsey Kruzer

Lyndsey Kruzer, Chairman of the Board

Documents reviewed during the meeting:

- Pulte letter request of November 17, 2017 (17-044)