

Southfield Redevelopment Authority
Board of Directors Remote Participation Meeting
Wednesday, December 2, 2020 @ 7:00pm

Directors Remotely Present, via Attendance Rollcall:

Tom Henderson, Chairman
David Rubin, Vice-Chairman
Pat O’Leary, Clerk
Kelli O’Brien McKinnon
Robert Rizzi
Brittany Besler (*connected at 7:05*)
Chris Primiano
Kevin Donovan

Also Remotely Present: Jim Young, Land Use Administrator
Eric Hart, Treasurer
Robert Galvin, Attorney
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 #851-5219-1500** provided through **ZOOM** and a **Passcode of 629643** 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 Kelli O’Brien McKinnon, to accept the November 18, 2020 minutes, as written.

6-0-1 rollcall vote; Bob Rizzi abstained (*Brittany Besler not connected*)

PUBLIC HEARING

-Classification of property for Southfield District Tax

VOTED: Motion of Kevin Donovan, seconded by Tom Henderson, to open the public hearing.

7-0-0 unanimous rollcall vote (*Brittany Besler not connected*)

Mr. Hart said, between January 1, 2019 to January 1, 2020, combined value increased from \$404 million, to \$443 million. Based on their 2 million budget, and having one single tax rate, it would result in an increase of \$9,000 on a rate of \$0.49. Mr. Hart asked if they were keeping the singular rate; Mr. Donovan said they should do one rate.

Public Comments: none

VOTED: Motion of Kevin Donovan, seconded by Tom Henderson, to close the public hearing.

8-0-0 unanimous rollcall vote

VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien McKinnon, to approve a residential factor of 1.

8-0-0 unanimous rollcall vote

Treasurer's Report

-Refunding the 2010A Infrastructure Bond

Chairman Henderson said the bonds fully funded today, and the closing will be around December 17th or 18th. An update will be provided at the next meeting.

Public Comments

Mary Parsons of Rockland asked what the status was of water and sewer, the master developer, and the Navy transfer of land; Chairman Henderson said those topics can be put on the next agenda.

Executive Session

Chairman Henderson said the Board would be going into Executive Session (1) 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, (2) 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 (3) 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 Kelli O'Brien McKinnon, to go into Executive Session and not to reconvene in Open Session.
8-0-0 unanimous rollcall vote**

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

-FY21 LA4 and LA5