

Southfield Redevelopment Authority (SRA)
Board of Directors, Special Permit Granting Authority and Variance Granting Authority
Wednesday, December 06, 2023 at 7:00pm
223 Shea Memorial Drive
S. Weymouth, MA 02190

Directors Present: Tom Henderson, Chairman
David Rubin, Vice-Chairman
Pat O’Leary, Clerk
Kelli O’Brien-McKinnon
Chris Primiano
Bob Rizzi
Monica Horan
Joe Gratta
Roger Woods, Jr.

Also Present: Jim Young, Land Use Administrator
Eric Hart, Treasurer

The Chairman called the meeting to order at 7:00pm and noted that Ms. Parsons (Rockland resident) was filming the meeting on behalf of WRPS/Rockland

Minutes

VOTED: Motion of Roger Woods, seconded by Pat O’Leary, to approve the minutes from November 15, 2023, as written

7-0-2 Vote; Bob Rizzi and Monica Horan abstained

Special Permit Granting Authority and Variance Granting Authority

Public Hearings Continued from May 3, 2023:

CP Endeavor Holdings 18 LLC’s Joint Application for Development Plan and Site Plan Approval, and Application for Variances for a Proposed 99-Room Hotel

(The Applicant has requested a withdrawal of the applications, without prejudice)

VOTED: Motion of Roger Woods, seconded by Joe Gratta, to accept the request for withdrawal from CP Endeavor Holdings 18 LLC (the “Applicant”), without prejudice

9-0-0 Unanimous vote

Project Update from BPD Union Point

John Twohig, New England Development, provided the following:

- The Notice of Project Change will be filed with MEPA in December, 2023

- Weymouth is working with MWRA
- Upcoming meeting with Natural Heritage
- Will continue to talk to community leaders and work with the towns

Mr. Twohig said that a letter of support from the SRA would be beneficial, given that the SRA is not a co-applicant on the MEPA filing.

**VOTED: Motion of Pat O’Leary, seconded by Chairman Henderson, to offer a letter of support, signed by the Chairman, subject to review by Atty. Galvin.
9-0-0 Unanimous vote**

7:00 PUBLIC HEARING: Classification of Property for Southfield District Tax

**VOTED: Motion of Roger Woods, seconded by Kelli O’Brien-McKinnon, to open the public hearing
9-0-0 Unanimous vote at 7:20pm**

Mr. Hart said this motion is to set the Residential Factor to 1, and said Fiscal Year 2024’s valuation for District 2 (within Weymouth, Rockland, and Abington) increased \$59 million to \$578,096,890 from the \$519,044,140 valuation of Fiscal 2023.

Public Comments: none

**VOTED: Motion of Roger Woods, seconded by Chris Primiano, to set the Residential Factor to 1 resulting in the same tax rates for Commercial and Residential Property of less than or equal to \$0.50 per thousand dollars of property values.
9-0-0 Unanimous vote**

**VOTED: Motion of Roger Woods, seconded by Chris Primiano, to close the public hearing
9-0-0 Unanimous vote**

Treasurer’s Report: Fiscal Year 2024 Budget Transfers and Adjustments. Mr. Hart said, based on the most recent estimate reported from MUNICAP, \$28,900 needs to be appropriated to cover the Infrastructure Bond Payment; Weymouth has been notified.

**VOTED: Motion of Roger Woods, seconded by Kelli O’Brien-McKinnon, to raise and appropriate \$28,900 from additional Pledged Revenue and increase that revenue source and the offsetting Debt line item both to \$1,175,000.
9-0-0 Unanimous vote**

Topics Not Reasonably Anticipated by the Chairman 48 hours before the Meeting: none

EXECUTIVE SESSION:

**VOTED: Motion of Roger Woods, Jr., seconded by Pat O’Leary, to go 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, and (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 not to reconvene in Open Session.
9-0-0 Unanimous vote at 7:23pm**

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

Measure 23-24

Measure 23-25