

Southfield Redevelopment Authority
Board of Directors Meeting
Monday, December 16, 2019 @ 6:00pm
Humanities Center, Weymouth High School

Directors Present: Tom Henderson, Chairman
David Rubin, Vice-Chairman
Pat O'Leary, Clerk
Brittany Besler
Kelli O'Brien-McKinnon
Chris Primiano
Kevin Donovan

Not Present: Robert Rizzi

Also Present: Jim Young, Land Use Administrator
Eric Hart, Treasurer
Bob Galvin, SRA Attorney

Chairman Henderson called the meeting to order at 6:00pm and explained that this meeting is for a public presentation by one of the applicants for master planning and development services at Union Point. He also explained that Ch. 291 of the Acts of 2014 established the Southfield Redevelopment Authority (SRA). The Master Developer Request for Proposal (RFP) process is the first of its kind for the SRA. He said the Union Point project has been successful in many ways and has had an annual tax benefit of over \$2.4 million to Weymouth, \$285,000 to Rockland and \$28,000 to Abington. He noted that the current Board did not hire the previous Master Developers, and that three new Master Developer proposals were received, but one application was disqualified as it did not meet the minimum qualifications as determined by the Screening Committee.

Chairman Henderson introduced Jonathan Grebow, President and CEO of Ridgewood Real Estate Partners.

Master Developer Finalist Presentation

Ridgewood Real Estate Partners / Patrinely Group / Pulte Homes / Angelo Gordon / Greenberg Traurig / Bohler Engineering

Mr. Grebow explained the partnership's vision for Union Point:

- To bring the project from broken development to successful community
- To make Union Point the ultimate live, work, and play community
- Union Point will generate \$30 million in annual new tax growth

Mr. Grebow, of Ridgewood Real Estate Partners, said the team will be led by himself, the Patrinely Group, and Angelo Gordon. He then introduced the others in attendance:

Michael Plotnick, Managing Director of Land Acquisitions, Ridgewood Real Estate Partners.

From the Patrinely Group: Dean Patrinely, Managing Principal, Patrick Higgins, EVP, and Dennis Tarro, Executive Managing Director

From Angelo Gordon: Christina Lyndon, Matt Towelman, and Matthew Hennessey.

Pulte Homes / Del Webb: Pulte is the third largest home builder in the U.S.

Greenberg Traurig (law firm): Curt Toll and Vicki Kennedy.

Bohler Engineering: Matt Mirva and Matt Smith.

Patrinely would build the multi-family apartments and office space.

Pulte would build the for-sale residential product.

Bohler would provide planning, civil engineering and landscape architecture services.

Mr. Grebow said they have everything needed to develop this project and he will be the point person.

He stated that they currently have no relationship with anyone from the former LStar group. He said their goal is to begin horizontal and vertical development by the end of 2020, and to open an on-site location for project and property management.

Future Challenges

- Clean up the property
- Increase the level of maintenance, fix fences
- Build a sense of community
- Work with property associations

Proposed New Development at Union Point

Residential: 2736 residential units

Hotel: 200 keys

Retail: 268,000 sf

Office: 1,850,000 sf

Industrial: 275,000 sf

Zoning Changes

Proposed changes to Union Point: residential units will increase by 1,208, while commercial square footage will decrease by nearly 3 million square feet.

Experience

Cityplace at Springwood Village

Dean Patrinely said that his company, over the last three years, created a city from scratch. Cityplace went from infrastructure only, to 1 million square feet of office space, a hotel, and a fitness center.

Pulte Homes

Reid Blute of Pulte Homes said they have been building at Union Point for several years. He said about 300 homes have been built and they have a good working relationship with the SRA, SRA consultants and the communities. He said in 55+ communities, the clubhouse is key; lots of activities and amenities are important to people thinking of living in such a community.

Questions posed by members of the SRA Board:

Kevin Donovan, Abington representative, asked if the enabling legislation was reviewed and were they of the opinion that it will require technical changes.

Mr. Grebow said the enabling legislation was reviewed. He said the two main points that need to be changed: increase the zoning by 1208 units, and a change in designation of boundaries is needed on 30 acres.

Mr. Donovan asked if Mr. Grebow if he is okay with the water supply provisions in the Legislation.

Mr. Grebow said their plans have been built around the existing water infrastructure, but there does need to be a secondary source.

Brittany Besler, Union Point resident, asked:

-What will be done regarding public safety?

Mr. Grebow said they would provide security and fencing, maintenance personnel would be on site, and they would work on agreements with the local police to allow patrolling. He also said a master association is needed to be made up of sub-associations to better solve problems.

-How will money be raised, besides increasing Home Owner Association (HOA) dues.

Mr. Grebow said it takes up to 90% of buildout before the master developer turns everything over to the HOA; they are fully prepared to subsidize until that time.

-Would a future Southfield Landowners Association include resident representation?

Mr. Grebow said absolutely.

-Regarding the multiple land owners, how long will it take for consolidation of ownership?

Mr. Grebow said there are different avenues that can be taken, but it will take a number of different groups (the owner, the SRA, the towns) working together, adding that it is extraordinarily important.

Kelli O'Brien-McKinnon, Rockland representative, asked:

-Why did they propose to cut the commercial space in half?

Mr. Grebow said the market in this location is not demanding 6 million sq. ft. of commercial space, 1-2 million sq. ft. is traditional.

-What plans are there for additional water and sewer?

Mr. Grebow said they are considering a number of things: grants, bonding, state help, and other funding sources. They expect to be spending millions on engineering, design, and ideas for solutions.

David Rubin, Union Point resident, Rockland joint-appointee and Vice-Chair asked:

-How did they arrived at the numbers they presented?

Mr. Grebow said they first determined what they thought would be viable over the next 10-15 years, adding he doesn't have a good answer.

-Will the construction intended, before the end of 2020, happen prior to a permanent infrastructure solution?

Mr. Grebow replied no.

Pat O'Leary, Weymouth appointed representative, asked where Ridgewood Real Estate Partners saw Union Point in five years.

Mr. Grebow said by getting control of all the pieces of the community, having an infrastructure solution for the long-term, and seeing the Northern piece built out, the Del Webb community under construction, and the urban core starting to take form.

Chris Primiano, Weymouth representative asked:

-What is the hierarchy; who makes the ultimate decision?

Mr. Grebow said he handles all day-to-day problems. He said there are three owners, Dean Patrinely, Christina Lyndon and Ridgewood.

Christina Lyndon, Angelo Gordon Managing Director, said Angelo Gordon is the majority stakeholder and therefore has control in decision making. She explained that real estate is a local business and needs to be handled on a local level.

-Has anything not panned out for you over the last 30 years?

Mr. Grebow said that some problems have arisen due to people not working well together, and projects have had trouble getting off the ground due to a change of politicians.

Public comment on topics discussed at this meeting, taken out of order

Councilor Hackett of Weymouth thanked the Board for allowing her to speak early as she needed to leave to attend a meeting for the Town of Weymouth.

Councilor Hackett asked:

- Are their intentions to honor the (prior) host community agreements with Weymouth, Rockland and Abington?
- What about the amenities early buyers, and the three towns, were promised but did not receive?
- How much can be accomplished without triggering a MEPA review?

Mr. Grebow said there will be a number of things that are MEPA triggers: if zoning does not match MEPA, regarding open space and amenities, an Amenities Complex is planned but the question is where to propose it when there are three towns involved. He said, today, people want sidewalks, walking trails, and open space. He

also remarked that a sports field with available parking is needed. He said he couldn't answer the "host community agreement" question, but believed they would have to be modified. He said he would get back with an answer.

Chairman Tom Henderson, of Rockland, asked what Ridgewood Real Estate Partners is willing to bring in for capital, and what is the plan during the Exclusive Negotiation Agreement (ENA) phase of the development?

Mr. Grebow said they will provide capital for design, engineering and solutions to problems. They would need more information on what capital will be required in ENA phase. He said money will be available to cover staffing costs, but, for example, money for cleanup would have to wait for a clear path to ownership.

Eric Hart, Treasurer, asked who put in the infrastructure at Cityplace at Springwood Village.

Mr. Patrinely said that the owner put in the infrastructure via Municipal Bonds which were part of the Exxon deal.

Public Comments on topics discussed at this meeting:

-Joseph Shea, Abington resident and member of the SRA Advisory Board, said he thought there should be a guarantee regarding the amount of commercial square footage being proposed, as this has been promised before. Also, people are nervous about water and sewer and suggested a major outreach by the new Master Developer.

-Cal Whitaker, 20 Patriot Parkway, Union Point, asked if the open space will remain.

Mr. Grebow said about 1000 acres will be open space. He said you can't have a community without open space and, today, everyone wants walking trails.

-Mike Fortazio of Pembroke asked why Ridgewood Partners will succeed when other developers have failed. Mr. Grebow said the difference is that Ridgewood thinks long-term. He said Mr. Patrinely would not jeopardize his 35-year history and they are here to make money. He said a lot of money can be made on office and commercial space.

-Mary Parsons, Rockland resident, asked if they were buying from Washington Capital, the foreclosure bank. Mr. Grebow answered yes.

-Steve LeMott, Union point resident, asked if there was any future for sports at Union Point.

Mr. Grebow said he didn't think a minor league team would come.

-Trish Pries of Weymouth said it is against BRAC laws and federal law to ask for more housing. She asked where the jobs are, what the performance bond is that they will be putting up, and how they will go before the Mass. Water Resources Authority (MWRA).

Mr. Grebow said he expects financial security will be required and said solutions will need to be found before Ridgewood Real Estate Partners will get involved in the project.

-Mr. Logvinov of Parkview St., Union Point, asked about the playground location (saying it was too far for 3-year olds to walk), will the Pulte-built homes to be constructed look as nice as the older parts of Union Point, and how can he enjoy amenities now, not five years from now.

Mr. Grebow said the plan isn't really about playground proximity but about walkability of the core area. He explained that all developers have to abide by numerous construction guidelines to assure aesthetics.

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

Next Meeting: December 17, 2019

VOTED: Motion of Dave Rubin, seconded by Chris Primiano, to adjourn at 8:07.


Patricia Fitzgerald, Recording Secretary


Tom Henderson, Chairman