

Southfield Redevelopment Authority
Board of Directors Meeting
Conservation Commission
Wednesday, December 5, 2018 @ 7:00pm
Conference Room, SRA office

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

Remote Participation: Robert Rizzi

Not Present: Tony Agnitti

Also Present: Paul Niedzwiecki, Executive Director
Jim Young, Land Use Administrator
Eric Hart, Treasurer

The Chairman called the meeting to order at 7:00pm. Chairman Kruzer told the Board that Bob Rizzi was unable to attend and wished to participate by phone.

VOTED: Motion of Chris Primiano, seconded by Lyndsey Kruzer, to allow Bob Rizzi to participate remotely and to proceed with roll-call votes.

Unanimous 7-0 vote

Item 6 was moved up on the agenda to accommodate town attendees.

Discussion regarding the status of the Third Amended and Restated Disposition and Development Agreement dated June 30, 2017 and notice to Master Developer of a breach of the agreement's terms pursuant to Section 11.2

Paul Niedzwiecki, Executive Director, explained the issues regarding the Master Developer have not been resolved. He said the Board needs to determine and memorialize its responsibilities, and to notify the Master Developer of any breaches of the DDA, the manner in which those breaches can be resolved and a due date for the resolution (the Master Developer needs to be given at least 30 days before any further action can be taken).

Mayor Hedlund of Weymouth said he feels Weymouth has been cooperative in helping the current management group at LStar work through some of their problems. He said Weymouth supports the SRA's decision if they decide to serve notice to LStar.

Larry Ryan, Chairman of the Rockland Board of Selectmen, said the issues are being dealt with as they should be and Rockland is 100% behind the SRA.

Joseph Shea, Abington, said he hopes all towns are updated of any actions taken at this meeting and in regards to any legal obligations the towns might have.

Weymouth Town Council President, Michael Smart, said he supports Mayor Hedlund's position. He also said the SRA has worked extremely hard and he supports whatever decision is made to put LStar on notice.

Chairman Kruzer said a solution, short of declaring a default, has been sought for many months and any steps taken are not taken lightly. She added that, in order to provide greater transparency and to answer questions, more information has been requested from LStar.

**VOTED: Motion of Tom Henderson, seconded by Kevin Donovan, to approve the Executive Director to notify LStar of the Disposition and Development Agreement defaults identified and discussed at this meeting
8-0-0 roll call vote**

**VOTED: Motion of Tom Henderson, seconded by Kevin Donovan, to authorize the Executive Director to notify LStar of any defaults identified by staff or outside counsel in the future.
8-0-0 roll call vote**

Minutes

**VOTED: Motion of Kevin Donovan, seconded by Kelli O'Brien-McKinnon, to approve the November 7, 2018 minutes as written
6-0-2 roll call vote; Tom Henderson and Bob Rizzi abstained**

Conservation Commission

Request for Extension of Order of Conditions (OOC) for the Fairing Way Project (MassDEP File # 081-1094)

Land Use Administrator, Jim Young, stated that the OOC is scheduled to expire before 12/31/18. Mr. Young noted that Phase 2 construction has recently begun and recommended a 3-year extension.

**VOTED: Motion of Lyndsey Kruzer, seconded by Kevin Donovan, to extend the order of Conditions 081-1094 to Dec. 20, 2021
8-0-0 roll call vote**

Treasurer's Report

Treasurer Eric Hart thanked the towns and staff for their cooperation and support.

Executive Director's Report

Mr. Niedzwiecki said the final draft of the Redevelopment Plan has been prepared and he hopes to be able to share that information soon.

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

Public Comments on topics discussed at this meeting:

Joe Shea of Abington said Tom Berkley did not show up for Abington's Nov. 5th Planning Board meeting; Mr. Berkley said he does not believe he made a commitment for the 12-5 meeting, but apologized if he is mistaken.

Heidi Anderson, Dorset Park Lane, Union Point resident, asked when SRA's contingency plan will be made public; Mr. Niedzwiecki said an outline of actions that SRA and the board could take will be made available to the residents.

Steve LeMott, Thistle Lane, Union Point resident, asked if other legal proceedings against LStar are being tracked by the Board; Chairman Kruzer said yes.

Mary Parsons, Rockland resident, asked if, going forward, all documents can be made a public record.

Chairman Kruzer said the board is incredibly disappointed with the progress of the project and infrastructure is the greatest concern. In terms of financial viability, it has been a year since \$100 million dollars was approved to be loaned to LStar and the SRA has no record of what happened to that money.

Gerry Kavanaugh, LStar division president, said that progress has been made since he came on board four months ago and he is confident that the problems will be solved.

Next Meeting: January 2, 2019

Adjournment

VOTED: Motion of Lyndsay Kruzer, seconded by Kevin Donovan, to adjourn the meeting at 8:00pm

Unanimous 8-0 vote



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman

Documents reviewed during the meeting:

KHA letter dated November 16, 2018