

Southfield Redevelopment Authority  
Board of Directors Meeting  
December 29, 2014 @ 7:00PM  
Conference Room, 223 Shea Memorial Drive

Directors Present:       Walter Flynn, Chairman  
                              Bill Minahan, Vice Chairman  
                              Chris Aiello, Clerk  
                              Ralph Rivkind  
                              Robert Rizzi  
                              John Brewer  
                              Pat O’Leary  
                              Kelli O’Brien–McKinnon  
                              Lyndsey Kruzer

Also Present: Jim Young, Project Manager  
                  Scott Bois, Treasurer/Collector  
                  Matt Feher, Legal Counsel

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

#### Phase II Parkway Financing Agreement

Mr. Feher stated that although A&F did not release their draft Phase 2 Parkway Financing Agreement until 4pm today, many prior conversations had occurred; and that signing the Agreement was the final contingency needed to effectuate the obligations of the Towns and LNR/Starwood per the Act. Discussion ensued on SRA obligations in Section 3 and Section 4 of the Agreement, to be taken up with A&F before signing.

Mr. Minahan voiced concern on approving a Phase 2 Parkway Financing Agreement that was not in final form, and felt the Board should include specific modifications in their vote, or ratify the signed agreement at the next Board meeting. Mr. Brewer voiced concern that amending the vote with specific modifications may restrict SRA’s ability to execute the document by the Dec. 31<sup>st</sup> deadline. Legal Counsel did not recommend ratifying either the Parkway Financing MOA Agreement or the Phase 2 Parkway Financing Agreement.

Mr. Brewer was informed that the Figure 1 Interim Parkway Connection would be included in the final Agreement, and that the conceptual alignment would connect the western end of Parkway Phase 1 to Trotter Road east of French’s Stream.

**VOTED: Motion of Lyndsey Kruzer, seconded by John Brewer, that the Board of Directors approve the Parkway-Phase 2 Financing Agreement (“Parkway-Phase 2 Agreement”) as presented on December 29, 2014, subject to further modification deemed necessary and reasonable in the discretion of the Chairman of the Board, and further, that the Chairman be and hereby is authorized and directed, in the name and on behalf of the Authority, to execute and deliver the Parkway Phase-2 Agreement 8-1 vote Mr. Minahan opposed**

Mr. Minahan stated he was not comfortable with the current practice of giving authority as a Board

away to the Chairman. The Chairman noted that the new Legislation forced time critical obligations on the Authority, but now all contingencies had been met. Legal Counsel would distribute the final agreements and summarize all the modifications.

#### Transfer of Public Ways to the Town of Weymouth

The Chairman noted that Mayor Kay expressed her concerns prior to the meeting on the obligation in the Act to accept the roadways on January 1<sup>st</sup> without the authority to collect taxes until July 1<sup>st</sup>.

**VOTED: Motion of Bill Minahan, seconded by Lyndsey Kruzer, that upon the execution of an amendment to the Parkway Financing MOA contemplated by Section 34(b) of Chapter 291 of the Acts of 2014 (the "ACT") and a funding agreement for 'Parkway-Phase 2' and the 'East-Side Connectivity Improvements' is negotiated as contemplated by Section 34(c) of the Act, that in accordance with Section 19(c) of the Act, the Board of Directors transfer to the Town of Weymouth the public ways known as Shea Drive and Memorial Grove Avenue and the improvements and utilities located on, above and below the aforementioned ways, all as presented in the Shea Drive Plans of Acceptance dated April 8, 2010 and the Memorial Grove Avenue Plans of Acceptance dated May 13, 2010, and to authorize the Chairman to execute and deliver the necessary documents to effectuate the foregoing resolution**

**Unanimous vote**

#### Public Comment

Mary Parsons, Rockland, was informed that ANF did not include a funding amount in the Parkway Phase 2 Agreement.

Next Meeting - January 12, 2015

**VOTED: Motion of Robert Rizzi, seconded by Chris Aiello, to adjourn the meeting**

**Unanimous vote**

the meeting ended 7:45pm

---

Mary Cordeiro, Recording Secretary

Walter Flynn, Chairman of the Board

Documents reviewed at the meeting: Parkway Phase 2 Financing Agreement