

Southfield Redevelopment Authority
Board of Directors Meeting
Wednesday, February 20, 2019 @ 7:00pm
Conference Room, SRA office

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

Not Present: Lyndsey Kruzer, Chairman
 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.

Labor Harmony Resolution

Vice-Chairman, Kelli O'Brien-McKinnon, said this item is being tabled pending review.

Treasurer's Report

-Transfer

Treasurer, Eric Hart requested a transfer of \$33,161 from the Reserve Fund Line Item of \$50,000, to the Contributory Retirement Line Item.

Board Measure 19-004 Transfer

Kevin Donovan recused himself and left the Board table.

VOTED: Motion of Tom Henderson, seconded by Dave Rubin, to authorize a transfer of \$33,161 from the Reserve Fund to Contributory Retirement

Unanimous 6-0 vote

-Policies and Procedures Discussion

Anti-Fraud Policy: Mr. Hart noted that he made the requested amendments to the policy.

**VOTED: Motion of Kevin Donovan, seconded by Tom Henderson, to approve the Anti-Fraud Policy.
Unanimous 7-0 vote**

-Status of LStar financial defaults: Mr. Hart said there was no response to the February 4, 2019 letter to LStar regarding the approximately \$446,000 that is past due. Mr. Hart also said that Southfield Landowners Association (of which LStar has a majority interest) currently owes approximately \$114,000 for Parkway maintenance.

-FY20 Preliminary Budget: Treasurer Hart said he has met with the Advisory Board once and will be meeting with them again soon.

Pat O'Leary asked Eric for a report on expenditures for FY19.

Executive Director's Report

Paul Niedzwiecki, Executive Director, reported that Notice has been received that a second lender will be conducting a foreclosure auction on March 13, 2019.

Discussion and possible vote regarding the status of the Third Amended and Restated Disposition and Development Agreement dated June 30, 2017 and Notice of Termination to Master Developer pursuant to Section 11.3

Mr. Niedzwiecki said that in December the SRA notified LStar regarding their defaults, and that LStar did not respond to that notice. Remedies available under the Disposition Development Agreement (DDA) Section 11.3 were discussed.

Vice-Chairman O'Brien-McKinnon recognized Tom Berkley from LStar and gave him an opportunity to address the Board. Tom Berkley, LStar, stated that the local LStar team is working hard to recapitalize the project.

VOTED: Motion of Tom Henderson, seconded by Chris Primiano to authorize the Executive Director to draft and send a notice of Intent to terminate the Master Developer, LStar, per Section 11.3, subsection b of the DDA: "After notice and expiration of the cure period, if the alleged default has not been cured in the manner set forth in the notice (an "Event of Default"), the non-defaulting party may, at its option: give the defaulting party notice of Intent to terminate this agreement (a 'Notice of Termination'), which shall be effective thirty (30) days thereafter

Unanimous 7-0 vote

VOTED: Motion of Kevin Donovan, seconded by Tom Henderson, to further authorize the Executive Director to affect any legal action as a result thereof

Unanimous 7-0 vote

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

Public Comments on topics discussed at this meeting:

Joseph Shea, Abington resident, asked that the towns be updated on LStar's status, and stated that if LStar is terminated as Master Developer, then a proper search (for their replacement) should be done after the SRA identifies what changes to the DDA may be necessary.

Mary Parsons, Rockland resident, asked for more information regarding the infrastructure discussion at the recent Chamber of Commerce meeting.

Mr. Niedzwiecki said there were various other towns at the meeting that are also looking at their own economic development plans and how to address similar infrastructure challenges.

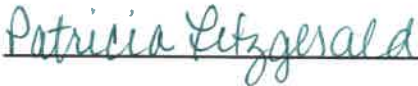
Next Meeting: March 6, 2019

Adjournment:

Voted: Motion of Robert Rizzi, seconded by David Rubin, to adjourn the meeting at 7:27pm.

Unanimous 7-0 vote

Patricia Fitzgerald, Recording Secretary



Kelli O'Brien-McKinnon, Vice-Chairman



Documents reviewed during the meeting:

-Measure 19-004

-Draft Anti-Fraud Policy