

Southfield Redevelopment Authority (SRA)  
Board of Directors  
Wednesday, February 21, 2024 at 7:00pm  
223 Shea Memorial Drive  
S. Weymouth, MA

**Directors Present:** David Rubin, Vice Chairman  
Kelli O'Brien-McKinnon  
Chris Primiano  
Bob Rizzi  
Monica Horan  
Roger Woods, Jr.

**Not Present:** Tom Henderson, Chairman  
Pat O'Leary, Clerk  
Joe Gratta

**Also Present:** Jim Young, Land Use Administrator  
Eric Hart, Treasurer  
Atty. Robert Galvin

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

### Minutes

**VOTED: Motion of Roger Woods, seconded by Chris Primiano, to approve the minutes from December 5, 2023, as written  
6-0-0 Unanimous vote**

### Treasurer's Report

-Policies and Procedures Discussion: Anti-Fraud Policy

Mr. Hart said, as there is no Executive Director, wording needed to be added to the existing policy to allow the Chairman to act when necessary. Mr. Hart said if any fraud is detected it must be reported.

**VOTED: Motion of Roger Woods, seconded by Kelli O'Brien-McKinnon, to officially adopt the updated Anti-Fraud Policy as amended as of February 21, 2024.  
6-0-0 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 Bob Rizzi, 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.**

**6-0-0 Unanimous roll call vote at 7:03pm**

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

**Documents reviewed during the meeting:**

**Draft Anti-Fraud Policy dated February 21, 2024**