

Southfield Redevelopment Authority (SRA)
Board of Directors Meeting
Special Permit Granting Authority
Wednesday, February 5, 2020 @ 7:00pm
Conference Room, SRA office

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

Also Present: Jim Young, Land Use Administrator
Eric Hart, Treasurer

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

Open Session Minutes:

VOTED: Motion of Bob Rizzi, seconded by Pat O'Leary, to approve the January 15, 2020 minutes as written

8-0 unanimous vote

-FY19 Financial Statements and Exit Interview with Lynch Marini & Associates Inc.

Appearing before the Board were Robert Lynch, CPA, and Grady Connor, CPA, CFE, of Lynch Marini & Associates.

Mr. Lynch said the audit report was issued in December and was done in accordance with *Government Auditing Standards*. He said they express opinions on the Financial Statements, based on their audit, by reporting on deficiencies, financial reporting and internal controls, and other matters deemed significant to the governing body. They use professional judgements to determine if Financial Statements are fairly stated.

Mr. Lynch said in FY19, the Other Postemployment Benefits (OPEB) Trust Fund was set up and approved by the SRA. \$304,000 was set aside in the OPEB Trust Fund which it is funding the OPEB liability of \$343,000, so they are in good shape with the OPEB account.

Opinions:

Of the six opinion units, three were qualified opinions on the Government Activities, the General Fund, and the Parkway Maintenance Fund in connection with the contingent liability with the Commonwealth, the accounts receivable by the former developer, and the Southfield Landowners Association.

In the Yellow Book Report, they noted certain material weaknesses within internal control over the financial records, the majority revolving around the lack of segregation of duties, due to the small size of the staff.

Kevin Donovan asked if they had recommendations for checks and balances within the staff.

Mr. Connor stated that Jim Young will be logging the receipts to segregate that activity from the Treasurer's office and they will have a Board member reviewing cash reconciliations monthly; Eric Hart stated that both of these procedure has already been implemented.

Pat O'Leary asked for the Board to be notified of any incoming mail that they should be aware of.

Brittany Besler said she is concerned about the inability to address the financial timeline.

Dave Rubin asked if there are other things missing from oversight, such as cash reconciliation: Mr. Lynch recommended reviewing Financial Statements, as a whole.

Regarding OPEB, Eric Hart stated that it is important that the OPEB liability remain funded to the fullest extent while there is development so that the Developers absorb these costs not the Towns.

Public Comments

-Steve LeMott, 16 Thistle Lane, Union Point resident, asked if staff needs to be increased, and if there is a need for an Executive Director; Mr. Connor said they do not make staffing recommendations.

Public Access Easement Agreement Amendment for The Meadows at Southfield Highlands

Jim Young stated that there are a few projects within Union Point that have private alleyways that allow public access via public access easement agreements. Some residents are concerned about cut-through traffic and potential public safety impacts. The request is for signage to be installed at the alleyway entrances, indicating the alleyways are private and that through traffic is not allowed. Both the Meadows Homeowners Association and the Southfield Landowners Association have approved the request. Mr. Young noted that the signage plan has been reviewed by the Weymouth Traffic Engineer and it is desirable to keep the signage language as consistent as possible from project to project.

20-004 Meadows Public Access Easement Agreement Amendment

VOTED: Motion of Brittany Besler, seconded by Dave Rubin, that the Board of Directors execute the Amendment to the Public Access Easement Agreement between IBG Highlands, LLC and the South Shore Tri-Town Development Corporation, as presented.

8-0 unanimous vote

Special Permit Granting Authority

-Request for Minor Plan Change to Approved Joint Site Plan/Special Permit for the Recreation Complex: New England Free Jacks venue (New England Free Jacks are proposing temporary modifications to the Recreation Complex to prepare a venue for home games.)

Appearing before the board was Alex Maglesby, CEO, Owen Scannell, Director of Operations, and Katherine Henry, who runs medical.

Mr. Maglesby said that the Free Jacks are a professional rugby team that finished second in the 2016 Rugby Olympics. He said his team values the team more than the individual, and community more than the team.

Mr. Scannell explained that all 7 home games will be on Saturdays, games are limited to 2 hours, and the latest home game will be over by 9:30pm. He also said:

- All other permitting is to be approved by Weymouth
- They will be putting up temporary stands to accommodate 1,700 fans
- Parking will be available in different locations at Union Point
- All structures are temporary and will be removed by July 31st
- Their regularly scheduled home games will be from March 14th to May 30th, with the potential to play 2 playoff games in June
- An emergency access plan has been developed and is being worked on with local authorities
- Vendors include a pyro techniques company that will provide entry flames
- Free Jacks will stripe and staff game day parking and provide lighting for night games
- There will be a small parking area for tailgate parking, one for ADA parking, and a general lot
- Gates will open at 1 ½ hours before game time
- A season's ticket for 7 home games is \$140
- Speakers will face the stands and not the Union Point residential area
- Alcohol sales will be to ticket holders only

Board discussion focused on possible conditions of approval.

Public Comments

Mary Parsons of Rockland asked how far away the general parking area would be; Mr. Young said it would be east of the South Shore Hospital satellite parking area off of Cummings Road.

A woman in the audience asked if everyone could remember this is a residential community and to please have consideration for them.

Eric Thanos, Union Point resident, asked about the impact on traffic; Mr. Scannell said that traffic will be managed to encourage use of all entrances/exits to Union Point.

Chairman Henderson said parking on Memorial Grove Avenue will not be tolerated.

20-005 Minor Plan Change to Joint Site Plan & Special Permit. Approved: Recreation Complex
VOTED: Motion of Kevin Donovan, seconded by Kelli O'Brien-McKinnon, that the Special Permit Granting Authority approve the Minor Plan Change to the Joint Site Plan and Special Permit Approval for the Recreation Complex project, as presented, with the following conditions:

1. All Free Jacks venue facilities shall be temporary, and must be removed from the premises by July 31st of each year, unless a time extension is granted by the SRA.
2. Approval of the proposed off-site parking plan is subject to the Free Jacks reaching agreements with abutting property owners. Any changes to the proposed off-site parking plan shall be approved by the SRA. The SRA shall be provided copies of any such agreements with the respective property owner(s) within Union Point.
3. Alcohol beverage sales on the premises shall be limited to Free Jacks game days only. Alcohol beverage serving times shall be as follows:
 - a. Start upon opening of the gates for the event
 - b. During the event
 - c. Alcohol beverage sales shall cease 30 minutes after the last planned game.
4. No "tailgating" will be allowed after the game.
5. The SRA shall be provided a Certificate of Insurance for the Free Jacks' liability policy, and the SRA and the U.S. Department of the Navy shall be listed as additional insureds on the policy prior to the first game.
6. The walkways and sidewalks from the designated parking areas to the Recreation Complex shall be maintained by the Free Jacks during the season. The area shall be kept clear of debris and snow/ice.
7. Trash pickup by a waste removal company shall only occur between the hours of 8am and 6pm.
8. Emergency contact information shall be provided to the SRA prior to the first game.
9. The SRA Chair is authorized to approve the full use of the proposed venue for alternate game dates in the event that the game schedule is changed due to inclement weather or any other unforeseen condition.

10. Any modification of the plans cited above which modification is substantially different from the plan presented at the public meeting, shall be submitted to the SRA to be reviewed and accepted by the SRA.
11. The Applicant shall comply with any and all permits required by the Town of Weymouth relating to the proposed venue operation.
12. Approval of the SRA does NOT constitute approval of any Town of Weymouth Board or Commission.

8-0 unanimous vote

Treasurer's Report:

Treasurer, Eric Hart, stated that he did not have anything further to discuss.

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

Next Meeting: February 11, 2020

Chairman Henderson said the Board will be not be going into Executive Session.

Adjournment

VOTED: Motion of Bob Rizzi, seconded by Kelli O'Brien-McKinnon, to adjourn at 8:17

8-0-0 unanimous vote



Patricia Fitzgerald, Recording Secretary



Tom Henderson, Chairman

Documents reviewed during the meeting:

Measure 20-004

Measure 20-005