

Southfield Redevelopment Authority
Board of Directors Meeting
Applicable Subdivision Board
Monday, March 14, 2016 @ 7:00pm
SRA Conference Room

Directors Present: Patricia O'Leary, Vice Chairman
Chris Aiello, Clerk
Ralph Rivkind
Kelli O'Brien-McKinnon
Lyndsey Kruzer

Remote Participation: Robert Rizzi

Directors Unable to Attend: Bill Minahan, Chairman

Also Present: Jim Young, Land Use Administrator
Matt Feher, SRA Legal Counsel

The Vice Chairman called the meeting to order at 7:00pm, and announced that Robert Rizzi requested remote participation. Ms. O'Leary completed the remote participation checklist to support Mr. Rizzi's request, and determined that his geographic distance made his physical attendance unreasonably difficult. Mr. Rizzi was contacted using the phone in the conference room at 7:00pm.

Acknowledge Resignations of Walter H. Flynn, Jr., and John C. Brewer

The Vice Chairman noted there were parties working on replacing those members.

VOTED: Motion of Chris Aiello, seconded by Ralph Rivkind, to direct staff to draft letters of sincere appreciation to Mr. Flynn and Mr. Brewer for the Directors to sign at the next meeting

Unanimous Roll Call Vote

Rivkind, aye, O'Brien-McKinnon aye, Aiello, aye, Kruzer, aye, O'Leary, aye, Rizzi, aye

Minutes

VOTED: Motion of Chris Aiello, seconded by Kelli O'Brien-McKinnon, to accept the Open and Executive Session minutes of the Board meeting of February 1, 2016 as written

Unanimous Roll Call Vote

Rivkind, aye, O'Brien-McKinnon aye, Aiello, aye, Kruzer, aye, O'Leary, aye, Rizzi, aye

Estoppel Certificate and Agreement

Mr. Feher reviewed the legal process that was completed in order for the SRA to prepare the draft Estoppel, as per the DDA. The Board received the Estoppel Certificate and Agreement in their agenda packets. Mr. Feher noted the Estoppel Certificate had already been signed by LStar and their lender Southfield Loan Group, LLC.

Board Measure 16-009 LStar Mortgage

VOTED: Motion of Chris Aiello, seconded by Lyndsey Kruzer, that the Board of Directors agrees to enter into an Estoppel Certificate and Agreement with LStar Southfield, LLC and Southfield Loan Group, LLC; and to authorize the Vice Chairman to execute said document in compliance with Section 8.6 of the DDA

Unanimous Roll Call Vote

Rivkind, aye, O'Brien-McKinnon aye, Aiello, aye, Kruzer, aye, O'Leary, aye, Rizzi, aye

Applicable Subdivision Board

ANR Plan, Transit Village

Mr. Young noted that a subdivision was proposed by Pulte Homes on the Transit Village parcel TV 1 into lots 1 and 2. It was noted that both lots had adequate frontage on Trotter Rd.

Mr. Barry, LStar, noted that he was working with the SouthField Landowner's Association (SLA) on the fair and equitable distribution of land owned by Pulte that would be subject to future fees charged by the SLA.

Ms. Kruzer was informed that the division of land was made by agreement between the master developer and the property owner. SRA's function was that of a planning board. Ms. Kruzer asked that the Board consider authorizing Mr. Young to endorse future ANR plans.

ASB Measure 16-010 ANR Plan – Transit Village

VOTED: Motion of Chris Aiello, seconded by Kelli O'Brien-McKinnon, Approval under the Subdivision Control Law is not required for the subdivision of land and creation of Lots 1 and 2 from parcel TV-1 as shown on the ANR Plan entitled 'Transit Village, Trotter Road' dated March 10, 2016

Unanimous Roll Call Vote

Rivkind, aye, O'Brien-McKinnon aye, Aiello, aye, Kruzer, aye, O'Leary, aye, Rizzi, aye

VOTED: Motion of Robert Rizzi, seconded by Lyndsey Kruzer, to adjourn the meeting

Unanimous Roll Call Vote

Rivkind, aye, O'Brien-McKinnon aye, Aiello, aye, Kruzer, aye, O'Leary, aye, Rizzi, aye

The meeting ended 7:40pm – Next meeting March 28, 2016

Mary Cordeiro, Recording Secretary

Patricia O'Leary, Vice Chairman

Documents reviewed during the meeting

Estoppel Certificate and Agreement

ANR Plan – Transit Village