

Southfield Redevelopment Authority
Board of Directors Meeting
Monday, April 10, 2017 @ 7:00PM
Conference Room, SRA Offices

Directors Present: Kelli O'Brien-McKinnon, Vice Chairman
Patricia O'Leary, Clerk
Steve LeMott
Anthony Agnitti
Chris Primiano

Directors Absent: Lyndsey Kruzer
Chris Aiello
Tom Henderson
Robert Rizzi

Also Present: Jim Young, Land Use Administrator
Scott Bois, Finance/Treasurer
Mike Nelligan, Powers & Sullivan, LLC
Donna Pallister, Arcadis U.S. Inc., LStar Team

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

Minutes

VOTED: Motion of Steve LeMott, seconded by Anthony Agnitti, to accept the minutes of the March 27, 2017

Unanimous 5-0 vote

PUBLIC HEARING – Water Resources Protection District

VOTED: Motion of Steve LeMott, seconded by Tony Agnitti, to open the Public Hearing at 7:05pm

Unanimous 5-0 vote

Ms. Pallister presented LStar's request to amend the boundaries of the Water Resource Protection (WRP) District to exclude two small isolated medium yield aquifers from the Aquifer Protection District, so that the WRP district would more accurately describe the areas that contain the resources intended to be protected. It was noted that the aquifers were located in areas formerly used for NAVY industrial operations and were not considered productive; and that SRA Health Regulations prohibited on site drinking wells.

Mr. Young and Mr. Ivas acknowledged that the 'Hangar 1 Aquifer' and the 'Sewage Treatment Plant Aquifer' were too small and too shallow for any useful purpose. Based on the progress made on NAVY cleanup and LStar development, and in preparation of the transfer of remaining NAVY property, it was time to clarify the protection district with consistent legal and environmental language for proposed land use controls.

There were no Public Comments

**VOTED: Motion of Chris Primiano, seconded by Steve LeMott, to close the Public Hearing at 7:10pm
Unanimous 5-0 vote**

Board Measure 17-013

VOTED: Motion of Patricia O’Leary, seconded by Steve LeMott, to approve the request dated February 27, 2017 submitted by LStar Southfield, LLC to amend the Water Resources Protection District Map (Exhibit B to the Zoning and Land Use By-Laws for NAS South Weymouth) by removing the two potential medium – yield aquifers from the Aquifer Protection District which aquifers are generally referred to as the ‘Hangar 1 Aquifer’ and the ‘Sewage Treatment Plant Aquifer’.

Unanimous 5-0 vote

Powers & Sullivan, LLC

Mr. Nelligan attended the meeting to review the FY16 Audited Financial Statements and noted a smooth audit process with books all reconciled per statutory requirements. Discussion ensued on Bond Payments, Cash Receivables, Capital Assets, GASB Pension Liability, Claw Back Provision, Developer Deposits, Restricted/Unrestricted Funds, and Long Term Assets/Liabilities.

Mr. Agnitti was informed that the Authority only had 2 sources of revenue, based on development.

Mr. Primiano was informed that Wells Fargo, Bond Trustee, was holding \$250K in restricted funds.

The Board was informed that the State Auditors and Mass Dept. of Revenue had received the Financial Statements.

Mr. LeMott asked for a comment on the state audit report of 2013 and Mr. Nelligan stated it was more critical than it needed to be for the economic climate; nobody had recovered at that time.

Mr. Agnitti asked for comments on management weaknesses and expense control, and was informed that since the 2014 legislative changes the organizational staff was now smaller with limited resources, although much of SRA’s operation remained the same as pre-legislation. The SRA still remains as the Local Redevelopment Authority to the Navy; the SRA operates as a municipality with an annual approved tax rate and certification of free cash; the SRA has long term debt obligations through 2040; and the SRA operates a water/sewer utility. Until those things change the SRA will continue to be much more than a planning board.

Staff Reports

Master Plan – Mr. LeMott noted that roadway public hearings would be forthcoming in the near future.

Agreements – Ms. O’Leary noted that SRA and LStar attorneys were working on DDA Revisions.

Infrastructure/Construction – Ms. O’Leary noted that a Greystar pre-filing meeting with Weymouth would take place this week

Parkway/NAVY – No update at this time

SRA Operations – No update at this time

Staff – No Update at this time. Mr. Primiano was informed no LStar payments were received or bills issued since the last meeting

LStar – No update at this time

Next meeting - April 24, 2017

VOTED: Motion of Patricia O'Leary, seconded by Tony Agnitti, to adjourn the meeting

Unanimous 5-0 vote

The Meeting ended at 7:40pm

Mary Cordeiro, Recording Secretary

Kelli O'Brien-McKinnon, Vice Chairman

Documents Reviewed during the meeting:

Letter from LStar Ventures on zoning modification

FY16 Audited Financial Statements