

Southfield Redevelopment Authority
Board of Directors Meeting
Applicable Subdivision Board
Wednesday, May 16, 2018 @ 7:00pm
Conference Room, SRA office

Directors Present: Lyndsey Kruzer, Chairman
Kelli O'Brien-McKinnon, Vice-Chairman
Pat O'Leary, Clerk
Chris Aiello
Tony Agnitti
Tom Henderson
Chris Primiano
David Rubin

Not Present: Robert Rizzi

Also Present: Paul Niedzwiecki, Executive Director
Jim Young, Land Use Administrator
Eric Hart, Treasurer

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

Minutes

VOTED: Motion of Tom Henderson, seconded by Pat O'Leary, to table the April 18, 2018 minutes until the June 6, 2018 meeting.

Unanimous 8-0 vote

VOTED: Motion of Tom Henderson, seconded by Tony Agnitti, to approve the May 2, 2018 minutes.

Unanimous 8-0 vote

Beam Street Definitive Subdivision Plan – Minor Revision

Mariana Mariscal of Terra, Inc. gave the presentation, explaining that the only change to the plan is for the installation of lighting and landscaping for a linear park between Trotter Road and Beam Street.

Mr. Young said the "minimum cover depth of storm drain pipe" waiver will be required.

Tom Berkley of LStar said, initially, LStar would own and maintain the park but future responsibility would have to be determined at a later date.

Pat O'Leary asked if it was appropriate for Weymouth to be named as an obligee on the performance bond.

VOTED: Motion of Tom Henderson, seconded by Lyndsey Kruzer, to strike Weymouth from Condition 3 of the Certificate of Action, as well as the explanation section of the measure.

Unanimous 8-0 vote

Board Measure 18-011

VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to approve, with conditions, the revisions to the Beam Street Definitive Subdivision Plans; and to waive the following section of the Subdivision Rules and Regulations: Section 3.6(K)(2): Minimum cover depth of storm drain pipe.

Unanimous 8-0 vote

Delegation of ANR Plan Reviews and Endorsements

Board Measure 18-012

VOTED: Motion of Tom Henderson, seconded by Lyndsey Kruzer, to authorize the Executive Director to act on behalf of the Applicable Subdivision Board for the review and endorsement of 'ANR' or 'Form A' plans per the procedures outlined in the Subdivision Rules and Regulations for NAS South Weymouth

Unanimous 8-0 vote

Treasurer's Report

Eric Hart, Treasurer, reported:

- He met with the Advisory Board on May 14th and explained the concerns cited in the State Auditor's report
- He is reviewing SRA operational costs back to 2014 and projecting same to 2023
- Insurance coverage was discussed; Mr. Young reminded the Board that there will be a continual increase in people and traffic through the site which will require SRA to maintain adequate property insurance coverage
- Moving forward, whatever is not paid out should be moved to Reserved Funds
- Free Cash should be moved to the Stabilization Fund
- FY19 increase in expenses reflect an expansion of GIS service, and to cover the cost of two full-time engineering professionals
- Revenue amounts for 2019 need to be determined
- Still have not received the approximately \$1,000,000 2010A Bond payment from Weymouth

Mr. Hart said the June 6th agenda should include discussion of the appropriate salary for Mr. Young for the next 3 years.

Executive Director's Report

Paul Niedzwiecki, Executive Director, told the Board he has met with the (future) Dorset Park Homeowners Association who are concerned about additional expenses the residents have incurred.

Mr. Niedzwiecki said there are a lot of ways to offset construction costs and explained some financial opportunities:

- The Economic Development Bond Bill for \$100,000,000 will be geared towards regional job development
- The new Mass Works Grant is geared toward private development
- Refinancing of the 2010A Bond is being looked at; counsel will be needed for that

A Redevelopment Plan must be provided to the state if deference is being sought on the Parkway Bond.

Mr. Niedzwiecki remarked that work for the Prodrive project should break ground within the next few weeks.

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

Public Comments on topics discussed at the meeting: none

Next Meeting: June 6, 2018

Adjournment

**VOTED: Motion of Chris Primiano, seconded by Tom Henderson, to adjourn the meeting at 8:15 PM
Unanimous 8-0 vote**



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruger, Chairman

Documents reviewed during the meeting:

- Beam St. Definitive Subdivision Plans, Minor Modification, May 4, 2018
- Proposed Certificate of Action