

Southfield Redevelopment Authority
Board of Directors Meeting
Wednesday, May 2, 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 Chris Aiello, seconded by Kelli O'Brien-McKinnon, to approve the March 26, 2018 minutes.

6-0-2 vote; Pat O'Leary and Tom Henderson abstained

VOTED: Motion of Tom Henderson, seconded by Pat O'Leary, to approve the April 4, 2018 minutes.

5-0-3 vote; Tony Agnitti, Chris Aiello and Lyndsey Kruzer abstained

VOTED: Motion of Tom Henderson, seconded by Pat O'Leary, to table the April 18, 2018 minutes until the May 16, 2018 meeting.

Unanimous 8-0 vote

Approval and Release of Executive Session Minutes

VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to approve the Executive Session minutes from: November 14, 2016, November 28, 2016, January 23, 2017, March 13, 2017, March 20, 2017, March 27, 2017, April 24, 2017, October 30, 2017, and December 5, 2017.

Unanimous 8-0 vote

Treasurer's Report

Abatements

Treasurer, Eric Hart, reported that special assessments were wrongfully levied on occupied property; these owners should not have been charged the assessment by Weymouth.

VOTED: Motion of Lyndsey Kruser, seconded by Tom Henderson, to grant abatements due to those affected residents of Snow Bird Avenue.

Unanimous 8-0 vote

Credits (Enterprise Fund)

Mr. Hart told the Board that he has looked into water bill overpayments, and has issued refunds on all credit balances of greater than \$5.00.

Mr. Hart is also working with the Executive Director on historical budget information and hopes to meet with the Advisory Board in May.

Executive Director's Report

Executive Director, Paul Niedwiecki, addressed the Board:

- The Budget is due by June 30th (due to LStar by June 20th) and he hopes to have a draft by June 6th.
- Stabilization Accounts: The only revenue stream the Authority has is the ad valorem tax. If an issue came up with the master developer and repayment defaulted to SRA, the residential residents would be at risk. A decision needs to be made as to how much money to put into a reserve account.
- A quarterly reimbursement schedule with Master Developer would be to everyone's benefit. A draft will be prepared for LStar's review.
- Board of Directors meeting schedule: Looking at week of June 13th or week of June 20th, for joint meeting with Advisory Board.
- Internal Operations update: There have been a lot of responses for the part time bookkeeper position (hopefully, a candidate will be selected by next week).
- Redevelopment Plan has to be updated by June 30th: items to revisit include commercial and residential status and projection, status of open space and amenities, and infrastructure issues. Parkway Bond deferment ends on June 30th. Hopes to be given more time to make those payments so it would be possible to develop a more substantive Redevelopment Plan.
- Mr. Niedwiecki attended the State's Economic Development Summit in Worcester.
- State programs: SRA may qualify for some state programs to help lower development costs.

Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting:

ANR Plans: Lots BR-1 and BR-2

Chairman Kruzer said this matter is not urgent and can be taken up at the next meeting.

Chairman Kruzer also said a process for the Executive Director to sign off on ANR plans needs to be developed (he can also decide if the matter needs to come before the Board).

Pat O'Leary asked if Weymouth reviewed/approved the plan. Mr. Young said their approval isn't necessary.

Mr. Hart told the Board that the, approximately, \$1,000,000 due on the Bond has still not been received from Weymouth (he has been asking for it for three months).

Next Meeting: May 16, 2018

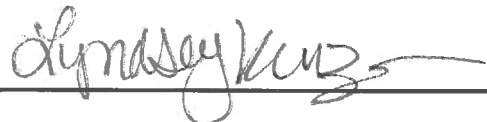
Adjournment

VOTED: Motion of Tom Henderson, seconded by Tony Agnitti, to adjourn the meeting at 7:20 PM

Unanimous 8-0 vote



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman

Documents reviewed during the meeting:

List of recommended abatements