

Southfield Redevelopment Authority (SRA)  
Board of Directors Meeting  
Monday, June 21, 2021 @ 6:00pm

**Directors Present:**

Tom Henderson, Chairman  
David Rubin, Vice-Chairman  
Pat O’Leary, Clerk  
Kelli O’Brien McKinnon  
Brittany Besler  
Chris Primiano  
Kevin Donovan

**Not Present:**

Robert Rizzi

**Also Present:**

Jim Young, Land Use Administrator  
Eric Hart, Treasurer  
Atty. Bob Galvin

The Chairman called the meeting to order at 6:00pm.

**Executive Session**

Chairman Henderson said the Board would be going into Executive Session to: (1) to discuss strategy with respect to pending litigation and litigation that is otherwise demonstrably likely where an open meeting may have a detrimental effect on the bargaining or litigating position of the Southfield Redevelopment Authority pursuant to Gen. L. c. 30A Section 21(a)(3) to wit SRA v. LStar Southfield, LLC, et al, (2) to consider the purchase, exchange, lease, or value of real property, the disclosure of the property itself would have a detrimental impact on the bargaining position of the Southfield Redevelopment Authority, and (3) to discuss strategy with respect to contract negotiations with non-union personnel, and to reconvene in Open Session.

**VOTED: Motion of Dave Rubin, seconded by Kelli O’Brien McKinnon, to go into Executive Session and to reconvene in Open Session.**

**7-0-0 unanimous roll call vote**

*Open Session resumed at 6:36pm*

## **Open Session Minutes**

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by Pat O'Leary, to accept the May 26, 2021 minutes as written.**

**7-0-0 unanimous vote**

## **Exclusive Negotiation Agreement (ENA) between Southfield Redevelopment Authority and BPD Union Point LLC:**

### **-Ratification of Fourth Amendment**

### **-Amended and Restated ENA Discussion and vote**

Chairman Henderson said the SRA came to terms with BPD Union Point on an Amended and Restated ENA that could extend out to December 31, 2023. He summarized:

- SRA will begin DDA negotiations immediately.
- Reimbursable to the SRA is \$960,000 per year (\$80,000 per month) for operations budget, and \$15,000 per month for Parkway maintenance.
- \$160,000 security deposit will be put in escrow.
- Any work performed on site by BPD Union Point requires indemnity for the SRA.
- Both parties are working to resolve the transfer of property from the Navy and Coast Guard.

### *Public Comment:*

Heidi Anderson, 2 Dorset Park Lane, Weymouth, asked what this means in terms of development.

Chairman Henderson said it did not mean much for at least a couple of years; they are going to continue their due diligence and master planning and permitting work.

**VOTED: Motion of Dave Rubin, seconded by Kelli O'Brien McKinnon, to authorize the Chairman to sign the Amended and Restated ENA on behalf of the Board.**

**7-0-0 unanimous vote**

## **Treasurer's Report**

### **-Fiscal Year 2022 Budget Discussion and Possible Vote**

Mr. Hart said the budget has been approved by the Advisory Board and reviewed it for the Board:

The FY 2022 Budget was presented as:

Board of Directors	\$ 75,000.00
Executive Officer	\$176,750.00
Reserve Fund	\$100,000.00
Finance	\$153,650.00
Legal	\$ 94,793.00
Information Systems	\$ 21,500.00
Planning	\$135,620.00
Pensions, Benefits & Insurance	\$261,686.00
Maintenance of Buildings	\$ 32,501.00
Public Works	\$269,500.00
Debt	\$1,184,673.00
Transfer Out (Enterprise Fund)	<u>\$ 37,000.00</u>
Total	<b>\$2,579,673.00</b>

Chairman Henderson thanked Russ Drysdale (Advisory Board member) who was in the audience. Chairman Henderson said they would be unable to vote the budget in its entirety as Mr. Donovan needs to abstain from the Pension, Benefits & Insurance section.

**VOTED: Motion of Tom Henderson, seconded by Chris Primiano to vote for the FY 2022 Budget as presented, with the exception of the Pension, Benefits & Insurance amount of \$261,686.00, for a total of \$2,153,987.00.**

**7-0-0 unanimous vote**

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by Tom Henderson, to approve \$261,686.00 for Pension, Benefits & Insurance.**

**6-0-1 vote; Kevin Donovan abstained**

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien McKinnon to approve \$37,000 for the Enterprise Fund.**

**7-0-0 unanimous vote**

### **Discussion on Enforcement of Traffic and Parking Regulations within Union Point**

Parking Enforcement: Attorney Galvin said signage needs to be consistent with Weymouth. He stated that Weymouth's parking violations can be adopted by a vote, and would require a public hearing to amend SRA's current regulations. There is no municipal agreement needed, in his opinion.

The matter was discussed, and Attorney Galvin suggested this be continued to the July 7<sup>th</sup> meeting.

**Topics Not Reasonably Anticipated by the Chairman 48 hours in advance of the Meeting:**  
none.

**Next Meeting:** July 7, 2021

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by Dave Rubin, to adjourn at 7:20pm.**

**7-0-0 unanimous vote**

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

**Documents reviewed during the meeting:**

Fourth Amendment to Exclusive Negotiation Agreement  
Amended and Restated Exclusive Negotiation Agreement  
FY 2022 Budget