

Southfield Redevelopment Authority
Board of Directors Meeting
June 22, 2015 @ 7:00pm
Conference Room, SRA Offices

Directors Present: Patricia O’Leary, Vice Chairman
Chris Aiello, Clerk
Kelli O’Brien-McKinnon
Walter Flynn
Ralph Rivkind
Lyndsey Kruzer
John Brewer

Directors Unable to Attend: William Minahan, Chairman
Robert Rizzi

Also Present: Jim Young, Land Use Administrator
Scott Bois, Treasurer/Collector

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

Minutes

**VOTED: Motion of Chris Aiello, seconded by Kelli O’Brien-McKinnon, to accept the open session minutes of the Board of Directors meeting dated May 5, 2015
Unanimous vote to accept**

**VOTED: Motion of Chris Aiello, seconded by Kelli O’Brien-McKinnon, to accept the executive session minutes of the Board of Directors meeting dated May 5, 2015, not to be released until all matters were resolved
Unanimous vote to accept**

Applicable Subdivision Board – 9th Revision Phase 1A Definitive Subdivision Plan (DSP)

Mr. Young noted the proposed modifications to the DSP were focused on an existing section of Snow Bird Ave in preparation for the Dorset Park Project. The proposed plan included the creation of a Cul-de-sac at the end of Snow Bird Ave, a small eyebrow roadway (Dorset Park Lane) and a park.

Mr. Peter Crabtree, Northland Residential, identified the 26 proposed house lots, and noted the majority of work was utility related; whereby several pre-existing services would be removed and replaced to marry up to the house lot layout. The Board was informed that the proposed drainage system was consistent with the Phase 1A Highlands Neighborhood Master Drainage Plan.

Board Measure 15-020

VOTED: Motion of Walter Flynn, seconded by Ralph Rivkind, to approve , with conditions, the Revised

**Phase 1A Definitive Subdivision Plan dated June 22, 2015 submitted by LStar Southfield, LLC
Unanimous 7-0 vote**

Applicable Subdivision Board - ANR Plan for Winterwoods

Mr. Young noted the ANR Plan was created in preparation for a land transfer from LStar to Pulte Homes for Phase 1 of the Winterwoods project; and that the newly created lots could not be built upon until the SRA certified that the ways on which the lots front were ways shown on an approved and endorsed plan in accordance with the Subdivision Control Law. A lengthy discussion ensued on endorsing ANR plans in a timely manner to support future land sale transactions.

Board measure 15-021

**VOTED: Motion of Ralph Rivkind, seconded by John Brewer, that approval under the Subdivision Control Law is not required for the subdivision of land and creation of parcel WW-1 and Lots W-5, W-6, W-7 and W-8 as shown on the ANR Plan entitled Winterwoods 1, dated June 17,2015
Unanimous vote**

Status Reports

Mr. Rivkind reported that the Agreement Work Group was reviewing the existing DDA.

Mr. Young updated the Board on LStar's recent leak detection survey along Shea Memorial Drive and noted that usage would be monitored for the next few months to track unaccounted water. Mr. Young noted that all irrigation systems currently under SRA control would be shut down on June 30th if there was no maintenance agreement in place.

Mr. Young also reported that work with NAVY continued on modifying documents to affect SRA's LRA designation, that Parkway maintenance obligations beyond June 30th still needed to be resolved and that SRA's FY16 Budget did not include any costs for Parkway maintenance.

Mr. Flynn reported on the status of LStar Master Plan work sessions. Mr. Corkum noted that a draft plan would soon be presented to the Towns, and to the Secretary of Housing and Economic Development.

Mr. Bois updated the Board on insurance issues, year-end financials, and the pending Collins Center scope of work. He noted that the SRA did not have an electronic payment system or personal financial information on the server so cyber insurance was not necessary. A discussion occurred on the need for the Treasurer to track FY15 expenditures (as part of year-end financial process) associated with the annual new net revenue calculations for the claw-back component of the Parkway bond. Mr. Bois noted that he attended a productive transition meeting with Mayor Kay's management team.

Mr. Young noted the Winterwoods' proposed subdivision plan, site plan and Notice of Intent applications were posted to the website, and the Dorset Park site plan application would soon be filed.

Financial

Mr. Bois noted the Overlay Surplus Measure was tied to the Agreement with LNR/Starwood to clear their outstanding debt obligation of \$153K to the Water/Sewer Enterprise fund. Discussion ensued on retained earnings, Southfield water rates and DOR restrictions.

Board Measure 15-016 Overlay Surplus Appropriation

VOTED: Motion of Chris Aiello, seconded by Walter Flynn, that the Southfield Redevelopment Authority appropriates the sum of \$153,202.86 from the Overlay Surplus for the funding of expenditures associated with outstanding water/sewer charges due to the SRA Enterprise Fund
Unanimous vote

Board Measure 15-007 FY16 Enterprise Fund

A vote on the Enterprise Fund was held until the Overlay Surplus decision was made which set Tier 1 water rates at \$15.75 and Tier 2 at \$23.75. There were no other changes to the Enterprise Fund.

VOTED: Motion of Chris Aiello, seconded by Lyndsey Kruzer, that the Southfield Redevelopment Authority raise and appropriate the sum of \$537,250 to provide for all the expenses for the operation and maintenance of the Southfield Redevelopment Authority's Water and Sewer Enterprise fund for the fiscal year 2016 with water rates set at \$15.75 for residential and \$23.75 for commercial use
Unanimous vote

The Chairman noted an issue that was not reasonably anticipated 48 hours in advance of the meeting. LStar intended to transfer parcel WW-1 to Pulte Homes, and the SRA was required to execute four legal instruments in order for LStar to complete the transaction. Mr. Young reviewed the details of each document and recommended approval in the form of a motion.

Board Measure 15-022 Winterwoods Closing Documents

VOTED: Motion of Walter Flynn, seconded by Chris Aiello, that in connection with LStar Southfield, LLC's transfer of Parcel WW-1 to Pulte Homes of New England, LLC, the Chairman of the Vice Chairman (in the event of the Chairman's absence) of the Board of Directors of the Authority (each, an "Authorized party"), each acting alone, be and hereby is authorized and directed, in the name and on behalf of the Authority, to execute and deliver the Notice of Amendment and Restatement of Disposition and Development Agreement, the DDA Estoppel Certificate, the Partial Release of Memorandum of Understanding, and the Partial Release of Revenue Sharing Notice, all as presented this evening and any and all other similar instruments necessary or desirable, which such other instrument shall be in such form and to contain such terms and provisions as the Authorized party executing the same shall deem necessary or desirable, as conclusively evidenced by his or her execution thereof
Unanimous vote

A lengthy discussion ensued on protocols for executing time sensitive documents between Board meetings. This topic will be taken up again at a future meeting.

Public Comments

Mrs. Parsons, Rockland was informed that the Board was not ready to release Executive Session minutes at this time.

Ms. Hilbert, Weymouth, was informed that the SRA would be transferring two roadways in Southfield to the Town of Weymouth (Shea Drive and Memorial Grove Avenue); the remaining roads would be transferred to Weymouth by the Master Developer. Ms. Hilbert was also informed that Weymouth would pledge back a portion of the tax revenue to SRA for the Infrastructure Assessment Bond payment.

Mr. Gallahue, Southfield Resident, suggested the Board get rid of the whole concept of a consecutive water system because no other development in Weymouth had one. Southfield residents want to be full-fledged residents of Weymouth.

VOTED: Motion of Bob Rizzi, seconded by John Brewer, to adjourn the meeting

Unanimous vote

The Meeting ended 8:40pm

Mary Cordeiro, Recording Secretary

Bill Minahan, Chairman of the Board

Documents reviewed during the meeting:

Winterwoods Closing Documents

Winterwoods ANR Plan