

Southfield Redevelopment Authority
Board of Directors Meeting
Wednesday, September 19, 2018 @ 7:00pm
Conference Room, SRA office

Directors Present: Lyndsey Kruzer, Chairman
Kelli O'Brien-McKinnon, Vice-Chairman
Tom Henderson
Chris Primiano
Robert Rizzi
David Rubin
Kevin Donovan

Not Present: Tony Agnitti
Pat O'Leary, Clerk

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 Lyndsey Kruzer, to table the April 18, 2018 minutes until the Sept. 19, 2018 meeting.

Unanimous 5-0 vote

VOTED: Motion of Tom Henderson, seconded by Dave Rubin, to approve the August 22, 2018 minutes as written

Unanimous 5-0 vote

VOTED: Motion of Tom Henderson, seconded by Lyndsey Kruzer, to table the September 5, 2018 minutes until the Sept. 19, 2018 meeting.

Unanimous 5-0 vote

Treasurer's Report

Treasurer Eric Hart reported:

- OPEB has not been professionally prepared since 2014
- The audit report with Lynch-Marini is underway; the State's portion has not been prepared and, therefore, will not be included
- Will be going to Paychex to handle payroll for approximately \$100.00 per month

Mr. Hart said the Redevelopment Plan is being worked on and it is time to subcontract for various services. He wants to confirm that the Executive Director has approval to authorize such contracts.

Chairman Kruzer added that contract authorization process needs to remain in place and needs to be in sync with the state audit report recommendations.

Executive Director's Report

Executive Director, Paul Niedzwiecki, said, going forward, the Redevelopment Plan will be the central guiding document. He said Mr. Young is working with Tom Berkley of LStar on development projections and there needs to be an agreement to authorize the Executive Director to contract for the following:

- Services of financial analyst related to the Redevelopment Plan
- Geospatial Information Systems (GIS) services related to the Redevelopment Plan
- Services of Bond Counsel
- Services of financial advisor related to outstanding and prospective capital spending (bonds)

**VOTED: Motion of Lyndsey Kruzer, seconded by Tom Henderson, to authorize the Executive Director to engage the Services of a Financial Analyst, related to the Redevelopment Plan, up to \$20,000.00.
Unanimous 5-0 vote**

**VOTED: Motion of Lyndsey Kruzer, seconded by Kelli O'Brien-McKinnon, to authorize the Executive Director to engage Geospatial Information Systems (GIS) services, related to the Redevelopment Plan, up to \$10,000.00.
Unanimous 5-0 vote**

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to allow the Executive Director to engage services of Bond Counsel and Financial Advisor at an hourly rate until engagement letter is presented.
Unanimous 5-0 vote**

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

Chris Primiano read a prepared statement in opposition to Mr. Donovan's appointment to the Board.

Mr. Donovan responded he has been legally appointed, by Abington, to the Board through August 2019. He said all his previous actions under South Shore Tri-town Development were legal.

Chairman Kruzer said the Board of Directors, through counsel, will be checking with the Ethics Commission regarding this appointment.

Public Comments on topics discussed at this meeting:

Mary Parsons of Rockland asked:

- Who will guarantee the Bonds; Mr. Niedwiecki replied that no towns will be obligated to do so
- If a bond will be used for MWRA water; Mr. Niedwiecki said the Master Developer still needs to decide if it will be MWRA or Aquaria

Steve LeMott, 16 Thistle Lane, said:

- It is very painful for him to see Kevin Donovan on the Board again, adding he doesn't know why Abington couldn't find a new person to appoint
- He was appreciative of Chris Aiello's service on the Board

Chairman Kruzer said the Board is being transparent and no one member of the Board will change its direction.

Bob Luongo, Weymouth Planning Director asked about the status of MEPA.

Mr. Niedwiecki said LStar will present a MEPA update at one of the October meetings.

Next Meeting: October 3, 2018

Adjournment

VOTED: Motion of Rob Rizzi, seconded by Tom Henderson, to adjourn the meeting at 7:47 PM.

Unanimous 5-0 vote



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman

Documents reviewed during the meeting:

N/A