

Southfield Redevelopment Authority
Board of Directors Meeting
Monday, September 26, 2016 @ 7:00pm
Conference Room, SRA Office

Directors Present: Lyndsey Kruzer, Chairman
Patricia O'Leary, Acting Vice Chairman/Clerk
Anthony Agnitti
Tom Henderson
Kelli O'Brien-McKinnon
Chris Aiello
Robert Rizzi
Chris Primiano

Directors Unable to Attend: Steven LeMott

Also in attendance: Scott Bois, Finance/Treasurer
Rob Downey, Assistant Planner

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

Minutes

VOTED: Motion of Chris Aiello, seconded by Pat O'Leary, to accept the minutes of the Board of Directors meeting held on Sept. 12, 2016

5-0-3 to approve, Henderson, Agnitti and Rizzi abstained

Board Reorganization

The Chairman called for nominations for the position of Vice Chairman. Kelli O'Brien-McKinnon and Patricia O'Leary were nominated. Both Ms. O'Leary and Ms. O'Brien-McKinnon voiced interest in serving as Vice Chairman. Votes were taken twice with the same result. The Board agreed to reorganize when a full Board was in attendance.

VOTED: Motion of Chris Aiello, seconded by Tony Agnitti, to nominate Kelli O'Brien-McKinnon as Vice Chairman

4-4 votes Kruzer, O'Leary, Rizzi and Primiano opposed

VOTED: Motion of Robert Rizzi, seconded by Chris Primiano, to nominate Patricia O'Leary as Vice Chairman

4-4 votes Agnitti, Henderson, O'Brien-McKinnon and Aiello opposed

VOTED: Motion of Tom Henderson, seconded by Pat O'Leary, to table Board Reorganization for both Vice Chairman and Clerk positions to the next meeting with a full Board attendance

8-0 unanimous vote

ADC Conference

The Chairman noted that the SRA received an invitation to speak at the Association of Defense Communities (ADC) Conference in Atlanta on DoD Installation Reuse, and that Ms. O'Leary volunteered to attend. Discussion ensued on networking with other defense communities to explore new ways to support local economic development, and to attend other ADC seminars throughout the year. The Board was informed that registration fees would be waived; flight/hotel costs would be in the range of \$1,500; and that Mr. Barry, LStar, was also invited to speak at the Atlanta conference.

VOTED: Motion of Tom Henderson, seconded by Bob Rizzi, to appropriate up to \$1,500 in travel expenses for Ms. O'Leary to attend the ADC Conference, Atlanta GA - October 17-19, 2016
8-0 Unanimous vote

Status Reports

Master Plan – Next meeting - Tuesday, October 4, 2016 @ 4pm.

The Board asked again that LStar provide advance notice to the Chairman before development related announcements are released to the press. Mr. Murray stated he would pass this request to LStar.

Agreements – DDA/Parkway Transfer

The Chairman reported that initial recommendations would be forthcoming from legal counsel to prepare for DDA negotiations with LStar.

Mr. Bois reported that the Parkway Transfer was in the final process of closing, and that legal counsel would provide official notice when the documents were recorded.

Infrastructure/Construction – Abington/Rockland water supply/construction meeting

Mr. Aiello reported that Abington/Rockland Joint Water Works (ARJWW) held a meeting with Selectmen and SRA reps to explore water supply possibilities prior to MWRA coming on line. It was determined that only desalinated water from Brockton could be implemented quicker than MWRA. Discussion ensued on merits of desalination and water quality. Mr. Henderson was informed that drilling an irrigation well was not allowed on NAS; next ARJWW meeting is Oct. 26, 2016.

Mr. Rizzi reported on the weekly construction meeting with SRA, LMH, Plumb House, Northland, Pulte and LStar.

Parkway/NAVY – Parkway construction was on schedule. Ms. Kruzer noted that work on the Parkway/Trotter Road connection had caused total gridlock during commuter time to the train station; she suggested alleviating the problem by starting work on that section of Trotter Road at 8:15am.

SRA Operations – Mr. Primiano stated the group was working towards implementing a project tracking system and effective communication.

Staff - Occupancy Permits

Mr. Bois noted that the Towns issue building permits for Union Point projects after checking with SRA on sewer connection fees and issue occupancy permits after checking with SRA on open items related to conservation, zoning or water/sewer.

Mr. Downey listed the Occupancy Permits issued or in process from the Town of Weymouth for Dorset Park, Fairing Way and the Pulte projects. Pulte's sales office relocated from 26 Memorial Grove Ave. to 130 Trotter Rd.

LStar – Mr. Murray informed the Board of LStar’s fall festival event to take place Oct. 7th and 8th.

Public Comment

Mrs. Parsons, Rockland, stated that no discussion should occur on a temporary water supply to NAS without both Towns of Abington and Rockland being involved.

Next Board meeting was tentatively scheduled for Tuesday, October 11, 2016.

VOTED: Motion of Robert Rizzi, seconded by Tom Henderson, to adjourn the meeting

8-0 Unanimous vote

The meeting ended at 7:55pm

Mary Cordeiro, Recording Secretary

Lyndsey Kruzer, Chairman