

Southfield Redevelopment Authority

The Southfield Redevelopment Authority (“SRA”) presents its Annual Report for the Fiscal Year 2024. SRA’s Financial Statements will be available for review on our website: www.southfieldra.com upon completion of the Fiscal Year 2024 financial audit.

Project Overview

As of this writing, the U.S. Navy has transferred approximately 98% of their property within the former Naval Air Station (NAS) South Weymouth, now referred to as Union Point, and formerly called SouthField, (the “project”). In Fiscal Year 2024 the SRA acquired approximately 41 acres from the U.S. Navy. The SRA currently holds title to approximately 833 acres.

Development Status as of June 30, 2024

- In September 2019, the SRA issued a Request for Proposal for Real Estate Development Services for Union Point. Multiple parties responded, and in January 2020 the SRA selected the joint venture between Brookfield Properties and New England Development (dba BPD Union Point LLC) as the preferred Master Developer. SRA executed an Amended and Restated Exclusive Negotiation Agreement with BPD Union Point LLC in June 2021. In March 2023, the SRA approved a new Redevelopment Plan for the project. In 2023, the Towns of Abington, Rockland and Weymouth approved major zoning revisions proposed by BPD Union Point LLC. In Fiscal Year 2024, the preferred Master Developer submitted a Notice of Project Change (December 2023) and a Draft Supplemental Environmental Impact Report (June 2024) to the Massachusetts Executive Office of Energy and Environmental Affairs.
- Residential units completed to date: 1,271
- Additional residential units authorized through Site Plan approvals: 3
- Commercial space built to date: 43,000 square feet
- Additional commercial space authorized through Site Plan approvals: 30,482 square feet

Construction Activity

Stonebridge Homes (45 single family homes)

- As of June 30, 2024: 42 certificates of occupancy issued to date. 2 homes under construction.

Financial - Revenues and Expenses

The Fiscal Year 2024 General Fund operating budget, as amended on December 6, 2023 was approved at \$2,658,221.00. Debt service for the 2020A Infrastructure Bond comprised approximately 51% of the budget.

Southfield District Tax Rate

Tax rates are approved by the Massachusetts Department of Revenue based upon all revenue. The tax recapitulation (RECAP) requires reporting of all anticipated income and all authorized expenditures for a given year. This calculation yields an annual tax rate.

- FY24 Southfield Certified Values of \$578,096,890 were an increase of \$59,052,750 from the prior year.
- A single tax rate of \$0.50 for the district was approved resulting in a district tax levy of \$289,048.45 in district tax.

Infrastructure Bond

The 2010A Infrastructure Development Revenue Bonds (“Bonds”) in the amount of \$12.55 million were issued on August 9, 2010. The Bonds are secured by Assessments and Pledged Revenues levied on each Parcel of Assessed Property. The Assessments have been imposed upon the real property within the boundaries of Union Point and are limited to those properties transferred under FOST 1 and 2 (June 2006 conveyance to LNR South Shore, LLC). Assessments are equal to the interest and principal on the Bonds and estimated administrative expenses related to the Bonds. The Assessment Roll is updated each Tax Year. In FY24, the SRA and Host Communities were required to pledge \$1,175,450 from

dedicated tax revenue toward the debt obligations. No Special Assessment incurred to unimproved landowners, as of January 1, 2023.

The 2010A Bond was refunded as the Infrastructure Development Refunding Bonds, Series 2020A issued in the aggregate principal amount of \$13,295,000 inclusive of Issuance Costs. The Principal Payments increase annually ranging from \$350,000 to \$850,000 and maturing on August 15, 2040 with the final Principal Amount due of \$4,170,000. A Premium on the Bond Issuance, in the amount of \$4,035,000 was realized as part of the present value of interest reduction savings. This Premium is being allocated to current Infrastructure Projects as approved by the Board of Directors.

Parkway Bond

Utilizing funds from the Commonwealth of Massachusetts, construction of the East-West Parkway (“Parkway”) began in 2010. With the initial construction phases of the Parkway completed, the roadway opened in August of 2013. The SRA utilizes annual net new tax revenue information to calculate any annual deficiency obligations to the Commonwealth. The aggregate deficiency obligations from FY13 through FY24 are currently in deferral.

Free Cash

The undesignated fund balance in the general fund at the end of each fiscal year is submitted to the Massachusetts Department of Revenue for certification of Free Cash. Free Cash has not been generated due to the SRA recovering from a deficit left by the prior Master Developer. The chart below indicates those amounts certified in prior years.

Free Cash	FY18	FY19	FY20	FY21	FY22	FY23
General Fund	\$1,004,017	\$618,485	N/A	N/A	N/A	N/A

Other Post-Employment Benefits (“OPEB”)

GASB Statement 45 requires state and local governments to begin reporting OPEB costs and obligations. This statement requires that the annual cost and liability associated with OPEB be computed and gradually accounted for within the governmental entity’s books and records. With the SRA having fewer than 100 participants covered under the plan it is eligible for an alternative measurement method of reporting. The report includes the calculation for the Actuarial Accrued Liability (“AAL”) which is defined as the total projected liability for OPEB covered under the plan. The AAL calculation uses the data on active employees, employees who are eligible for retiree healthcare, current retirees and beneficiaries. Utilizing this approved methodology and an independent firm to perform the calculations, it was previously determined that potential liability was \$427,889 as of the valuation date of June 30, 2023. A separate stabilization fund was established for the specific purpose of holding such funds. As of June 30, 2024, this fund had a balance of \$435,232.

Retirement Board

The SRA is a member of the Plymouth County Retirement Association (“PCRA”). The PCRA is comprised of a five-member Board of Directors with the fiduciary responsibility for the fund assets.

Enterprise Funds

The SRA provides Union Point residents with water supply and sanitary sewer collection through a contractual agreement with the Town of Weymouth. The SRA previously adopted Chapter 44, Section 53F ½ of the General Laws for water and sewer activities. Revenues collected are dedicated solely to offset operating expenditures. Any excess balance at year end remains with the enterprise fund. The FY2024 Water/Sewer Enterprise Fund Budget was \$37,000, which is mainly used for the monthly maintenance of the primary sewer pumping station and for water testing.

In January 2018 the Town of Weymouth took over billing and collections for all of the existing water and sewer customers at Union Point. As of June 30, 2024, the SRA still retained all O&M responsibilities, however all new revenues are being retained by the Town of Weymouth.

Retained Earnings

The undesignated fund balance in the enterprise fund at the end of each fiscal year is submitted to the Massachusetts Department of Revenue for certification of Retained Earnings.

The chart below indicates those amounts certified in prior years.

Retained Earnings	FY17	FY18	FY19	FY20	FY21	FY22	FY23
Enterprise Fund	\$777,821	\$815,018	\$308,980	\$390,124	\$274,772	\$252,940	\$290,710

Cash Management

Investment options are limited and governed by the General Laws. Cash was invested primarily in money market accounts. All SRA financial institutions have been rated by Veribanc as “green with three stars”.

These ratings are reviewed on a semi-annual basis.

Risk Management

The SRA insurance coverage under FY24 policies included directors and officer’s coverage, general liability, commercial property, automobile, and worker’s compensation.

SRA Advisory Board

The Advisory Board reviewed the General Fund and Enterprise Fund Budgets; and presented their recommendations to the Board of Directors.

SRA Advisory Board as of June 30, 2024

Weymouth: Daniel Gover (Secretary)
Robert Luongo
Rockland: Judy Hartigan
(VACANT)
Abington: Joseph Shea
Hingham: (VACANT)
Metropolitan Area Planning Council: Martin Pillsbury (Chairman)
Old Colony Planning Council: Steven Santeusanio
Gubernatorial Appointments:
Skilled in Real Estate Development – (VACANT)
Administration & Finance – (VACANT)
Housing and Economic Development – (VACANT)

SRA Board of Directors

The Board’s powers and management of the redevelopment of the former NAS South Weymouth ensure that development and land use is carried out in compliance with the Enabling Legislation and the Zoning and Land Use By-laws. The Board has also made governing decisions in the capacity of a Permit Granting Authority (PGA), Special Permit Granting Authority (SPGA), Variance Granting Authority (VGA), Applicable Subdivision Board (ASB) and Conservation Commission.

The Executive Director position was vacant as of June 30, 2024.

SRA Board of Directors as of June 30, 2024 Term Expiration

Rockland:

Thomas J. Henderson (Chairman)	2025
Kelli O’Brien-McKinnon	2026

Weymouth:

Christopher Primiano	2025
Patricia M. O’Leary (Clerk)	2026

Abington:

R. Andrew Burbine	2025
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Southfield Resident:

Monica Horan	2026
David Rubin (Vice Chairman)	2026

Norfolk County Labor Council:

Robert L. Rizzi	2026
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South Shore Chamber of Commerce:

Joseph Gratta	2026
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