

Southfield Redevelopment Authority  
Board of Directors Meeting  
Wednesday, January 3, 2018 @ 7:00pm  
Conference Room, SRA office

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

Remote Participation: Pat O'Leary, Clerk

Also Present: Jim Young, Land Use Administrator  
Rob Downey, Assistant Planner  
Eric Hart, Treasurer

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

Pat O'Leary requested remote participation.

**VOTED: Motion of Lyndsey Kruzer, Chairman, seconded by Tom Henderson, to approve the remote participation of Patricia O'Leary  
Unanimous 9-0 roll call vote**

The Chairman determined that physical attendance would be unreasonably difficult, and contacted Ms. O'Leary by phone in the conference room.

All votes will be roll call votes as Tony Agnitti will be the first to vote; Pat O'Leary will be the last to vote.

#### Minutes

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to accept the minutes of December 05, 2017  
8-0-1 roll call vote; Robert Rizzi abstained**

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Tom Henderson, to accept the minutes of December 11, 2017  
7-0-2 roll call vote; Tony Agnitti and Chris Aiello abstained**

#### Executive Director Employment Agreement Discussion and Vote

Chairman Kruzer said that the Executive Director position was initially going to be offered a starting salary of \$150,000 to \$155,000 per year. The person to whom the offer is being made, Mr. Paul Niedzwiecki is asking for a starting salary to match his current salary of \$172,000, increasing to \$178,000 on July 1, 2018 which is when he was due for his next raise at the Cape Cod Commission. A starting date of February 5, 2018 was suggested.

A discussion ensued as to the qualities Mr. Niedzwiecki would bring to the position. Chris Primiano and Robert Rizzi voiced concern over the proposed salary. Chairman Kruzer added that the salary took into consideration that Mr. Niedzwiecki would also be required to act as General Counsel and would also be an at will employee without the luxury of a guaranteed term of employment.

**VOTED: Motion of Tony Agnitti, seconded by Tom Henderson, to executive the employment offer letter to Paul Niedzwiecki**

**6-3 roll call vote; Chris Primiano, Robert Rizzi and Pat O'Leary voting against**

#### Promissory Note Extension – Authority, LStar and the Navy Execution of Amendment 2 to the Purchase Agreement

Jim Young explained the deadline has been extended, again, to January 31, 2018 and that the goal is to finalize the proposed amendment in order to solidify the deferral of annual payments to the Navy until December 2019. This discussion will be continued to the January 17, 2018 meeting.

#### Award Annual Audit to Powers & Sullivan

Treasurer Hart said that Powers & Sullivan has a good reputation and recommended the Board enter into a 1-year contract for the FY17 Audit.

Chairman Kruzer suggested that they be given another chance due to their institutional knowledge.

**VOTED: Motion of Chris Primiano, seconded by Tom Henderson, to award Powers & Sullivan a one-year contract per the terms of their proposal.**

**Unanimous 9-0 roll call vote**

Treasurer Hart will coordinate any and all conferences between Powers & Sullivan and the Board.

#### Pledged Revenue and Assessment for Infrastructure Bond

Treasurer Hart addressed the Board. He said Municap and all the towns, especially Weymouth, have been cooperative.

He explained that the FY17 budget had projected \$100,000. from the District Tax Levy. With the .50 tax rate that amount has increased by \$31,000., which will come directly off the fees due from LStar.

### Water and Sewer Enterprise Fund Conveyance

Chairman Kruzer said a decision will need to be made whether all aspects of water and sewer are to be turned over to Weymouth. Jim Young said water meters were read by Weymouth 1-3-18 and bills are expected to be sent out week ending 1-12-18. Weymouth will be receiving those payments, along with any past due amounts that are paid. He added:

- The MOA with Weymouth requires the Authority to provide all O&M services for the water and sewer system within Union Point. While much of this is passed through to LStar, the Authority is the back-stop and also could be responsible for the infrastructure within Shea Drive and Memorial Grove Avenue, where currently the only water service and sewer outlet for the entire site is located. The MOA needs to be revised to remove the Authority from all O&M responsibilities and allow Weymouth to provide those services as they do for all of their other customers.
- The Authority is also still the MassDEP registered Public Water Supply (PWS) for the project and is required to continue monthly sampling, reporting, etc. as per MassDEP requirements. As a PWS, we are required to prove to MassDEP that we have the financial ability to cover standard operating procedures as well as emergency repairs, etc. that arise. Without a customer base providing recurring revenue to our Enterprise Fund, we only have retained earnings to fall back on until such time as we dissolve the PWS. Effort needs to be made within the next six months to eliminate our current liabilities and finalize the transfer of control and any SRA-owned infrastructure to Weymouth.

Treasurer Hart said it is very important to get agreements revised right away.

Treasurer Hart suggested ways SRA can save money:

- Farm out payroll to one of the towns.
- The 2010A infrastructure bond interest rate needs to be looked at. Chairman Kruzer said this would be a good opportunity to refinance it.

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

Due to the anticipated weather conditions of 1-4-18, the building will be closed and staff will work remotely.

### Public Comments on this evening's topics of discussion

Mr. Galluzzo of East Bridgewater said he was confused about the effort being made to reduce costs as the salary for the Executive Director/General Counsel has been increased. He then asked if the Treasurer position was being filled. Chairman Kruzer said they would not be hiring a staff treasurer.

Mrs. Parsons of Rockland was told by Chairman Kruzer that Treasurer Hart meets with her nights and weekends (so it does not conflict with his Rockland position).

Mr. Galluzzo asked why the recording secretary was replaced. Chairman Kruzer explained that meeting minutes are required by law.

Next Meeting: January 17, 2018

**VOTED: Motion of Rob Rizzi, seconded by Tom Henderson, to adjourn the meeting at 7:55PM.**

**Unanimous 9-0 roll call vote**

*Patricia Fitzgerald*

Patricia Fitzgerald, Recording Secretary

*Lyndsey Kruzer*

Lyndsey Kruzer, Chairman of the Board

**Documents reviewed during the meeting:**

Draft employment offer letter to Paul Niedzwiecki