

Southfield Redevelopment Authority (SRA)
Board of Directors Remote Participation Meeting
Wednesday, February 17, 2021 @ 7:00pm

Directors Remotely Present, via Attendance Rollcall:

Tom Henderson, Chairman
David Rubin, Vice-Chairman
Pat O’Leary, Clerk
Kelli O’Brien McKinnon
Robert Rizzi
Brittany Besler
Chris Primiano
Kevin Donovan

Also Remotely Present: Jim Young, Land Use Administrator
Eric Hart, Treasurer
Patricia Fitzgerald, Recording Secretary

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

*In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, the Southfield Redevelopment Authority (“the Authority”) shall be meeting remotely until further notice. The **application Webinar #851-8874-7571** provided through **ZOOM** and a **Passcode of 332696** will be used for this purpose.*

The Zoom online link and dial-in instructions were provided 48 hours in advance of the meeting.

This application will permit the public to access and participate in future Board meetings and hearings. We extend our thanks for your understanding and participation in this manner, which is intended to keep members of the Board and the public safe.

This meeting may be recorded via Zoom.

Open Session Minutes

VOTED: Motion of Chris Primiano, seconded by Tom Henderson, to accept the February 3, 2021 minutes as written.

8-0-0 unanimous rollcall vote

Special Permit Granting Authority:

-Recreation Complex – 188 Memorial Grove Avenue

Request to extend the beer and wine sales period to June 30, 2021; applicants are Union Point Sports LLC and MMCUP, Inc.

Mr. Young said this temporary, modular building is not open yet, and it is anticipated that the Town of Weymouth Occupancy Permit will take another 30 days. As there is a Free Jacks game on July 18th, it was decided to extend the beer and wine sales to July 30th.

VOTED: Motion of Tom Henderson, seconded by Kevin Donovan, to extend the beer and wine sales period to July 30, 2021

7-0-0 unanimous rollcall vote (Bob Rizzi not connected)

-Recreation Complex – 206 Memorial Grove Avenue

Request for Minor Plan Change to Approved Joint Site Plan/Special Permit for New England Free Jacks venue for the 2021 season.

Jordan Borrosh of the New England Free Jacks said they want to create a safe environment and in keeping with COVID requirements she explained:

- The usual capacity of 3,020, during COVID will be restricted to: (currently at) 25%, Phase II, 40% at Phase III, and full capacity at Phase IV.
- COVID protocols: there will be multiple access and egress locations, they will stagger arrival times and provide gate information, all checkpoints will have masks, and adjustments will be made as needed; they intend to be completely transparent.

Free Jacks CEO, Alex Magleby, confirmed that they have finalized the off-site parking agreement with Washington Capital for the same location proposed last year.

Public comments: none

Measure 21-03

VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien McKinnon, that the Special Permit Granting Authority approve the Minor Plan Change to Joint Site Plan and Special Permit Approval for the Recreation Complex project, as presented, with conditions 1-12. In addition, Condition 13 will require documentation of the parking agreement with Washington Capital, and Condition 14 will require compliance with all COVID regulations and guidance.

8-0-0 unanimous rollcall vote

Development Update

Chairman Henderson said Washington Capital and Brookfield Properties are still in negotiations; the SRA hopes this is resolved by March 31st. He said there is limited activity on the site; things are in a holding pattern for now.

Treasurer's Report

Regarding the 2020A Bond, Mr. Hart said the first bond payment has been made, he has received the projected revenue payment from Weymouth, and he is working with Wells Fargo on the requisition process for accessing the project fund.

Topics Not Reasonably Anticipated by the Chairman 48 hours in advance of the Meeting: none

Next Meeting: March 3, 2021

Executive Session

Chairman Henderson said the Board would not be going into Executive Session.

**VOTED: Motion of Tom Henderson, seconded by Kevin Donovan, to adjourn at 7:23p.
8-0-0 unanimous rollcall vote**

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

-Measure 21-03