

Southfield Redevelopment Authority  
Board of Directors Meeting  
Applicable Subdivision Board  
Monday, December 11, 2017 @ 7:00pm  
Conference Room, SRA office

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

Directors Unable to Attend: Chris Aiello  
Tony Agnitti

Also Present: Rob Downey, Assistant Planner  
Eric Hart, Treasurer

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

#### Minutes

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Pat O'Leary, to approve the minutes of November 27, 2017  
6-0-1 vote; Rob Rizzi abstained**

#### 7:00PM PUBLIC HEARING

##### Classification of property for Southfield District Tax

**VOTED: Motion of Chris Primiano, seconded by Tom Henderson, to open the public hearing  
Unanimous 7-0 vote**

Treasurer Eric Hart reported to the Board that he received the certification of values from the Dept. of Revenue. He said there will be no split rate for commercial versus residential taxes (the same as before) and hoped the tax rate would be certified within a couple of days. He added that all the bank accounts have been turned over.

There were no Public Comments.

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to close the public hearing  
Unanimous 7-0 vote**

**VOTED: Motion of Rob Rizzi, seconded by Pat O'Leary, to indicate a residential factor of 1 on classification tax allocation that will continue to even split the residential and commercial factors  
Unanimous 7-0 vote**

ASB – Performance Bond Reduction Request for Winterwoods (a.k.a. Brookfield Village)

Rob Downey addressed the Board. He explained that the current amount of the Bond is \$1,196,060 and there is a request to reduce it to \$462,699.93. He said Weymouth and SRA are comfortable with the numbers.

Board Measure 17-044

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to approve a reduction of Pulte Homes of New England LLC's Bond #SUR23100075 for Winterwoods project (a.k.a Brookfield Village) to \$462,699.93 and to authorize the Chairman to execute any related riders.**

**Unanimous 7-0 vote**

Executive Director Position Update and Possible Employment Agreement Discussion and Vote

Chairman Lyndsey Kruzer reported that nominee Thatcher Kezer has withdrawn from the process due to personal reasons.

Paul Niedwiecki, Executive Director with the Cape Cod Commission, was the runner-up candidate for Executive Director and will be offered the position. As Mr. Niedwiecki is an attorney, it was suggested the title be changed to Executive Director and General Counsel.

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Primiano, to extend a conditional offer of the Executive Director/General Counsel position to Paul Niedwiecki.**

**Unanimous 7-0 vote**

Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting: none.

Public Comments on this evening's topics of discussion: none.

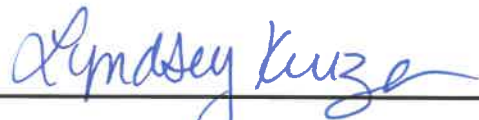
Next Meeting: January 3, 2018

**VOTED: Motion of Rob Rizzi, seconded by Pat O'Leary, to adjourn the meeting at 7:24PM.**

**Unanimous 7-0 vote**



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman of the Board

Documents reviewed during the meeting:

Pulte revised performance bond estimate and request letter, both dated November 17, 2017.