

Southfield Redevelopment Authority
Board of Directors Meeting
Tuesday, December 5, 2017 @ 6:00pm
Conference Room, SRA office

Directors Present: Lyndsey Kruzer, Chairman
Kelli O'Brien-McKinnon, Vice-Chairman
Pat O'Leary, Clerk
Tom Henderson
Chris Aiello
Chris Primiano
David Rubin
Tony Agnitti (arrived at 6:32)

Directors Unable to Attend: Bob Rizzi

Also Present: Rob Downey, Assistant Planner
Matt Barry, Tom Berkley - LStar

The Chairman called the meeting to order at 6:00pm

Interviews for Executive Director position

Three candidates were interviewed for the position of Executive Director. The following is a recap of each candidate:

Ryan Leach: Executive Director, Downtown Redevelopment Authority for Downtown Houston; attorney.

- Has worked heavily with state and local government
- Knows what SRA vision is; similar to projects in Texas
- Transparency is crucial
- First thing he will do is meet everyone to learn what each person is bringing to the table
- Needs to learn SRA history
- He is used to dealing with different entities and feels Southfield has a similar situation
- Important to share differing opinions with Board and developers
- Background in budgets, contract negotiations, auditing and policy development; prefers to handle things in-house rather than to use consultants

Anthony Agnitti arrived at 6:32

Thatcher Kezer: Sr. Vice President with MassDevelopment; former Mayor of Amesbury

- 25+ years working at the state, regional and local levels of government
- 38 years in the military
- Created Metro Mayors Coalition (9 mayors and 2 city managers, working together)
- Current situation at Devens is similar to Southfield (operating on the footprint of other communities)
- Will maximize other revenue sources and apply for grants
- Won't decide on changes to be made until he has received input from staff; he will also interact with stake holders and meet with public officials and residents
- Experienced in working with developers
- Excited about building a community and bringing in new technology

Paul Niedzwiecki: Executive Director, Cape Cod Commission; attorney

- 10 years with Cape Cod Commission, works with 15 communities
- Thinks Southfield is his dream job
- Understands smart growth and has hands-on experience dealing with developers
- Able to show developers quickest pathway to success
- Went from \$500,000 in reserve funds to \$3,000,000, by way of grants and their management
- Will meet with each board member and the leadership of Weymouth, Rockland and Abington
- Wide range of legal and environmental experience
- Has taught budgeting and knows Munis software

After much discussion about the three candidates, a vote was taken to determine to whom the job offer would be extended.

VOTED:

6-2 roll call vote in favor of offering Thatcher Kezer the position of Executive Director.

O'Leary and Primiano opposed, voted for Paul Niedzwiecki.

Negotiating Executive Director offer

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Aiello, to establish an Executive Director negotiating working group

Unanimous 8-0 vote

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Aiello, to appoint Tom Henderson as Head of the Executive Director negotiating working group, with assistance being provided by Lyndsey Kruzer and Pat O'Leary.

Unanimous 8-0 vote

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

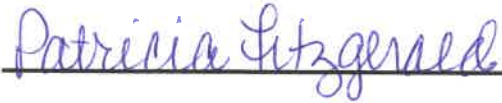
Next Meeting: December 11, 2017

Executive Session

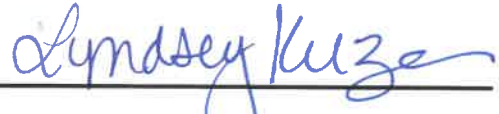
VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to enter into Executive Session to conduct strategy session in preparation for negotiations with non-union personnel (Executive Director candidate) where an open meeting may have a detrimental effect on the Board's ability to negotiate, and not to reconvene in open session.

Unanimous 8-0 Roll call vote

The open session ended at 8:50pm.



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman of the Board

Documents reviewed during the meeting:

- Richard Kobayashi memo: suggested questions to ask Executive Director candidates