

Southfield Redevelopment Authority
Board of Directors Meeting
Applicable Subdivision Board
February 1, 2016 @ 7:00pm
Conference Room, SRA Office

Directors Present: Bill Minahan, Chairman
Patricia O'Leary, Vice Chairman
Chris Aiello, Clerk
John Brewer
Ralph Rivkind
Kelli O'Brien-McKinnon
Walter Flynn
Robert Rizzi
Lyndsey Kruzer

Also Present: Jim Young, Land Use Administrator
Scott Bois, Treasurer/Collector
Fran Gershwin, SRA Legal Counsel

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

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by John Brewer, to approve the minutes of the Board of Directors meeting held on January 11, 2016
Unanimous 9-0 vote to approve**

**VOTED: Motion of Walter Flynn, seconded by Lyndsey Kruzer, to approve the minutes of the Board of Directors meeting held on January 25, 2016
8-0-1 vote to approve, Rivkind abstained**

Applicable Subdivision Board – Approval Not Required (ANR) Plan, Parkway Extension Parcels
Mr. Young updated the Board on LStar's pending transfer to SRA of six (6) parcels within the proposed right-of-way of the Delahunt Parkway Extension Project. The Board was informed that the ANR Plan, the legal description of the parcels, and the temporary/permanent easement areas were all consistent with MassDOT's Right of Way Plans. Mr. Flynn restated his suggestion that future ANR plans be processed at staff level.

Board Measure 16-007

**VOTED: Motion of Ralph Rivkind, seconded by Chris Aiello, that Approval under the Subdivision Control Law is not required for the subdivision of land as shown on the Plan entitled 'Approval-Not-Required Plan – Proposed Roadway – Bill Delahunt Parkway' dated January 28, 2016
Unanimous vote**

Deed – Parkway Extension Parcels

Mr. Young noted the Deed and Legal Descriptions were reviewed by the Legal Counsels of both LStar and SRA. The Board was informed that MassDOT required that the SRA finish the acquisition process for the parcels currently held under private ownership in order for MassDOT to advertise the bid for the Parkway Extension project. Ms. Kruzer was informed that the Parkway maintenance agreement between LStar and SRA was still pending.

Board Measure 16-006

VOTED: Motion of Ralph Rivkind, seconded by Robert Rizzi, that, pursuant to that certain Second Amended and Restated Disposition and Development Agreement dated as of May 13, 2015 by and between the Authority and LStar Southfield, LLC (“LStar”) f/k/a LNR South Shore, LLC, the Authority is authorized to acquire the Bill Delahunt Parkway Extension Parcels from LStar and to accept a Deed and other instruments of conveyance to the Authority by LStar conveying the Bill Delahunt Parkway Extension Parcels and related rights and property in connection therewith, and to execute easement agreements relating thereto, all subject to review and approval by the Authority’s legal counsel of title to the subject parcels, and the form and substance of all final documents and plans to be executed or recorded

Unanimous vote

VOTED: Motion of Ralph Rivkind, seconded by Chris Aiello, that the Chairman and Vice Chairman of the Board of Directors of the Authority, each acting individually be and hereby are authorized and directed, in the name and on behalf of the Authority: (a) to sign, seal with the seal of the Authority, acknowledge if deemed advisable and deliver such documents, the execution thereof by the signer on behalf of the Authority conclusively to evidence that the provisions thereof are satisfactory to the Authority and that such documents so executed are the documents hereby authorized, (b) to accept delivery of those documents necessary to effectuate the transaction contemplated by the foregoing resolution, and (c) to take such other actions as the respective officer or officers so acting shall, as conclusively evidenced by their doing any of the things or taking any of the actions hereby authorized, deem necessary or desirable to be done or taken to carry out the transaction contemplated by the foregoing resolutions

Unanimous vote

TACAN Outfall Drainage Ditch Improvement Project – Contract

Mr. Young indicated the bid process for TACAN Outfall Drainage Ditch Improvement Project was completed. Ten bids were received and reviewed by GALE Associates. The low bidder was SumCo Eco Contracting. All funds were appropriated, all necessary permits were in place, and the Board received the proposed contract (which had been reviewed by SRA Legal Counsel) in their agenda packets. Messrs. Rivkind and Rizzi disclosed that they have in the past worked with GALE Associates on projects not related to Southfield.

Board Measure 16-005

VOTED: Motion of Walter Flynn, seconded by Chris Aiello, that the Board of Directors approves the terms and conditions of the Agreement between the Authority and SumCo Eco-Contracting, LLC as presented and to authorize the Chairman to execute said Agreement

7-0-2 vote Rivkind and Rizzi abstained

7:10pm Executive Session

VOTED: Motion of Ralph Rivkind, seconded by John Brewer, to enter into Executive Session to conduct strategy session in preparation for negotiations with James Young; to reconvene in Open Session.

Rivkind, aye, Minahan, aye, O'Brien-McKinnon, aye, Aiello, aye, Flynn, no, Kruzer, aye, Rizzi, aye, O'Leary, aye, Brewer, aye

7:50PM Open Session Reconvened

Ms. Kruzer strongly suggested the Board offer Mr. Young an employment letter setting forth the terms of employment and salary going forward instead of the proposed employment agreement. A lengthy debate ensued on the employment agreement version (B).

Board Measure 16-008

VOTED: Motion of Walter Flynn, seconded by Chris Aiello to offer the Southfield Redevelopment Authority Employment Agreement version (B) to James Young

6-3 vote Kruzer, O'Leary and Rizzi opposed

Public Comment

Eric Miller, Southfield resident, stated he was angry with the Directors who approved the employment agreement.

Next meeting – February 22, 2016

VOTED: Motion of Robert Rizzi, seconded by Pat O'Leary, to adjourn the meeting

Unanimous vote

The meeting ended 8:15pm

Mary Cordeiro, Recording Secretary

William H. Minahan, Jr., Chairman

Documents reviewed during the meeting:

ANR Plan – Parkway parcels

Quitclaim Deed – Parkway parcels

TACAN Outfall Drainage Ditch Improvement Project Contract

Jim Young Employment Agreement