

Southfield Redevelopment Authority (SRA)
Board of Directors
Wednesday January 15, 2025, at 7:00pm
SRA Offices
223 Shea Memorial Drive
S. Weymouth, MA 02190

Directors Present: Tom Henderson, Chairman
David Rubin, Vice-Chairman
Pat O’Leary, Clerk
Chris Primiano
Joe Gratta
Andy Burbine
Bob Rizzi

Not Present: Kelli O’Brien-McKinnon
Monica Horan

Also Present: Jim Young, Land Use Administrator
Eric Hart, Treasurer
Atty. Robert Galvin

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

Minutes

VOTED: Motion of David Rubin, seconded by Andy Burbine, to approve the minutes from December 17, 2024, as written.

6-0-1 Unanimous vote, Bob Rizzi abstained

Project Update from Turquoise Southfield NR LLC

Mr. John Twohig, New England Development, said there has been lots of interest in residential and commercial development opportunities. He provided an update on recent activity:

- Final MEPA Certificate was received in December
- Interim water and sewer agreement with Weymouth was executed in October
- A MassWorks grant was issued to Weymouth, which provides initial funds for off-site water/sewer/transportation projects
- Currently working on MassDOT and Natural Heritage permits
- Working on updating SRA regulations
- Assisting the State with a proposal to clean up SRA’s Enabling Legislation
- A draft Disposition and Development Agreement (DDA) will be presented to Attorney Galvin soon.
- A parcel consolidation plan is being prepared, and will be followed by a Preliminary Subdivision Plan for the first phase of proposed on-site infrastructure work
- Discussions with potential lenders are well underway

Request from William B. Rice Eventide Home for issuance of an Estoppel Certificate pertaining to the Drainage and Slope Easement Agreement recorded in Norfolk County Registry of Deeds in Book 28329, Page 251

Mr. Young explained the history of this easement agreement, and recommended the issuance of the estoppel certificate as presented, since there is no evidence of any changes to the agreement since it was initially executed in 2010, and there are no concerns noted with the related site conditions.

**VOTED: Motion of Andy Burbine, seconded by Chris Primiano, to approve the Estoppel Certificate as presented, and hereby authorizes the Chairman to execute the Certificate.
7-0-0 Unanimous vote**

State Audit Report on the Southfield Redevelopment Authority for the period of January 1, 2018 through December 31, 2022

Chairman Henderson and Mr. Hart provided an overview of the findings and recommendations contained within the audit report. Mr. Hart noted that staff will be working on any outstanding items (internal control plan, etc.) and will bring those items forward to the Board for consideration.

Treasurer's Report: Board of Directors Signature Authority form update
There were no changes made to the current Signature Authority.

**VOTED: Motion of David Rubin, seconded by Pat O'Leary, to designate Chairman Tom Henderson to sign payroll and vendor warrants on behalf of the Board, and Pat O'Leary to sign as the alternate.
7-0-0 Unanimous vote**

Topics Not Reasonably Anticipated by the Chairman 48 hours before the Meeting: none

EXECUTIVE SESSION:

VOTED: Motion of David Rubin, seconded by Pat O'Leary, to go into Executive Session (1) to approve executive session meeting minutes for the following dates: February 21, 2024, April 3, 2024, June 10, 2024, August 21, 2024 and September 18, 2024 (2) to discuss strategy with respect to pending litigation and litigation that is otherwise demonstrably likely where an open meeting may have a detrimental effect on the bargaining or litigating position of the Southfield Redevelopment Authority pursuant to Gen. L. c. 30A Section 21(a)(3) to wit SRA v. LStar Southfield, LLC, et al, and (3) to consider the purchase, exchange, lease, or value of real property, the disclosure of the property itself would have a detrimental impact on the bargaining position of the Southfield Redevelopment Authority, and not to reconvene in Open Session.

7-0-0 Unanimous roll call vote at 7:30pm

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

**Documents reviewed during the meeting:
Measure 25-01**