

Southfield Redevelopment Authority (SRA)  
Board of Directors  
Wednesday June 10, 2024 at 7:00pm  
223 Shea Memorial Drive  
S. Weymouth, MA

**Directors Present:** Tom Henderson, Chairman  
Pat O’Leary, Clerk  
Kelli O’Brien-McKinnon  
Chris Primiano  
Monica Horan  
Joe Gratta

**Not Present:** David Rubin, Vice-Chairman  
  
Bob Rizzi

**Also Present:** Jim Young, Land Use Administrator  
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 from April 3, 2024, as written  
6-0-0 Unanimous vote**

**Property Acquisition**

*FOST 6C2-1 closing documents for the transfer of approximately 8.5 acres from the U.S. Navy to the Southfield Redevelopment Authority, discussion and possible vote*

Mr. Young stated that he expects this Navy parcel to be transferred during the week of July 4<sup>th</sup>, and the regulators don’t have any major concerns, as long as the parcel is transferred prior to July 8, 2024.

Measure 24-05

**RESOLVED: Motion of Chris Primiano, seconded by Monica Horan, that, pursuant to the Agreement for the Purchase of Real Property dated November 15, 2011, as amended by the First, Second and Third Amendment, the Authority is authorized to acquire FOST 6C2-1 Parcel from the United States of America, acting by and through the Department of the Navy, and to accept deeds and other instruments of conveyance to the Authority by the Navy conveying the FOST 6C2-1 Parcel and related rights and property in connection therewith.**

**6-0-0 Unanimous vote**

**RESOLVED: Motion of Kelli O'Brien-McKinnon, seconded by Pat O'Leary, that, the Chairman of the Board of Directors acting individually, be and hereby is authorized and directed, in the name and on behalf of the Authority: (a) to sign, 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 transactions contemplated by the foregoing resolutions, and (c) to take such other actions as the respective officer so acting shall, as conclusively evidenced by his 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 transactions contemplated by the foregoing resolutions.**

**6-0-0 Unanimous vote**

### **Treasurer's Report**

*-Fiscal Year 2024 Budget Transfers discussion and possible vote*

Mr. Hart presented the Budget Transfers for vote.

#### **Measure 24-02**

**VOTED: Motion of Monica Horan, seconded by Pat O'Leary, to authorize the transfer of \$6,000 from the Reserve Fund account to the Rental Storage Units account.**

**6-0-0 Unanimous vote**

**VOTED: Motion of Monica Horan, seconded by Pat O'Leary, to authorize the transfer of \$305 from the Reserve Fund account to the Snow Removal/Plowing account.**

**6-0-0 Unanimous vote**

**VOTED: Motion of Monica Horan, seconded by Pat O'Leary, to authorize the transfer of \$1,000 from the Reserve Fund account to the Vehicle Maintenance account.**

**6-0-0 Unanimous vote**

**VOTED: Motion of Monica Horan, seconded by Pat O'Leary, to authorize the transfer of \$15,000 from the Reserve Fund account to the DPW Grounds Construction/Maintenance account.**

**6-0-0 Unanimous vote**

**VOTED: Motion of Monica Horan, seconded by Pat O'Leary, to authorize the transfer of \$ 23,030.38 from the Reserve Fund account to the Enterprise Fund – Water account.**

**6-0-0 Unanimous vote**

**VOTED: Motion of Monica Horan, seconded by Pat O'Leary, to authorize the transfer of \$1,300 from the Reserve Fund account to the Computer Software Maintenance account.**

**6-0-0 Unanimous vote**

*-Fiscal Year 2024 Receivables discussion and possible vote to move LStar Accounts Receivable to the Notes to the Financial Statements*

Mr. Hart said the \$2M in fees due from LStar needs to be removed from the accounts as the amount was included in the \$62M settlement already posted.

Chairman Henderson asked for Atty. Galvin to review and approve; Treasurer Hart agreed.

Measure 24-03

**VOTED: Motion of Monica Horan, seconded by Kelli O’Brien-McKinnon, to authorize the Treasurer to move the LStar Accounts Receivable off the general ledger, as an asset, and retain it as part of the Notes to the Financial Statements, pending legal review by Atty. Galvin.**

**6-0-0 Unanimous vote**

*-Fiscal Year 2025 Budget Discussion and Possible Vote*

Mr. Hart presented the Advisory Board recommendation for the final budget (no changes were made by the Advisory Board). He said this fiscal year’s budget changes little from FY2024..

Measure 24-04 Fiscal Year 2025 Budget

**MOTION:**

**GENERAL FUND**

Board of Directors	\$91,000.00
Executive Officer	\$185,250.00
Reserve Fund	\$100,000.00
Finance	\$169,390.00
Legal	\$92,000.00
Information Systems	\$22,825.00
Planning	\$150,283.00
Pension, Benefits & Insurance	\$307,146.00
Maintenance of Buildings	\$48,801.00
Public Works	\$311,000.00
Debt	\$1,148,150.00
Transfer Out (Enterprise Fund)	<u>\$37,000.00</u>
Total	<b>\$2,662,845.00</b>

**ENTERPRISE FUND**

Water	\$12,000.00
Sewer	<u>\$25,000.00</u>
Total	<b>\$37,000.00</b>

**VOTED: Motion of Tom Henderson, seconded by Chris Primiano, to set the Fiscal Year 2025 General Fund budget totaling \$2,662,845.00 as detailed by departments above.**

**6-0 Unanimous vote**

**VOTED: Motion of Tom Henderson, seconded by Kelli O’Brien-McKinnon, to set the Fiscal Year 2025 Enterprise Fund totaling \$37,000.00 as detailed by departments above.**

**6-0 Unanimous vote**

**Topics Not Reasonably Anticipated by the Chairman 48 hours before the Meeting:**

Chairman Henderson said the Speaker of the House, Ron Mariano, will try to get Bill H.4707 to the Senate by June 17, 2024. He said Speaker Mariano has been standing behind the project and the Board is grateful for his support. This funding in this Bill would cover the \$150M needed to bring the MWRA water line to the Base. Chairman Henderson recommended that the Board send a letter in support of the Bill to Senators O'Connor and Keenan.

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Joe Gratta, to authorize the Chairman to send a letter of support for Bill H.4707.

6-0-0 Unanimous vote

**EXECUTIVE SESSION**

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Pat O'Leary to go into Executive Session, to approve executive session meeting minutes for the following dates: October 25, 2023, November 15, 2023, December 6, 2023 and February 21, 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.

6-0-0 Unanimous roll call vote at 7:34pm

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

**Documents reviewed during the meeting:**

Measure 24-02

Measure 24-03

Measure 24-04

Measure 24-05