

Southfield Redevelopment Authority (SRA)
Board of Directors and Special Permit Granting Authority
Wednesday September 18, 2024 at 7:00pm
Remote Participation Via ZOOM

Directors Present: Tom Henderson, Chairman
Joe Gratta
Chris Primiano
Bob Rizzi
Kelli O'Brien-McKinnon
Andy Burbine

Not Present: David Rubin, Vice-Chairman
Pat O'Leary, Clerk
Monica Horan

Also Present: Jim Young, Land Use Administrator
Eric Hart, Treasurer

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

The application Webinar #883-8743-7878 provided through ZOOM and a Passcode of 595347 will be used for this remote participation meeting

Minutes

Minutes from June 10, 2024, July 24, 2024, and August 21, 2024, were tabled as there was no quorum.

Special Permit Granting Authority

Recreation Complex – Time Extension for Plan Change to Joint Site Plan & Special Permit Approval

Mr. Young said UP Sports LLC requested a renewal of their temporary 12-month permit for office and concessions uses. Mr. Young recommended approval, with approval to expire in September 2025.

VOTED: Motion of Bob Rizzi, seconded by Chris Primiano, to approve Union Point Sports LLC's request for a time extension of twelve (12) months for the temporary use of the modular building for office use, and the temporary use of the concessions area, subject to the conditions as listed in the approval letter dated September 21, 2023. This approval shall expire on September 20, 2025, unless an additional time extension is granted by the SRA.

6-0-0 Unanimous roll call vote

SRA Property Management

Reactivation of former Navy Building #114 – ANA Patriot Squadron Museum and SRA records storage

Mr. Young discussed continual large rent increases by Public Storage and the desire to find an alternate storage facility for SRA's records (legal, finance, parkway project, etc.). In addition, the Patriot Squadron of the Association of Naval Aviation has not had proper storage and display space for their museum items since 2017 when LStar removed them from the gymnasium building. Mr. Young noted that he has already closed out the SRA storage unit and moved all contents to Building #114. The building reactivation process is underway, and a draft lease has been presented to the Patriot Squadron for execution.

VOTED: Motion of Bob Rizzi, seconded by Chris Primiano, to reactivate the former Navy Building #114 for the ANA Patriot Squadron Museum and for SRA records storage, hereby authorizing the Land Use Administrator to execute a short-term lease with the ANA Patriot Squadron to expire on June 30, 2025. 6-0-0 Unanimous roll call vote

Treasurer's Report

TACAN Outfall Fund Project Closeout

Mr. Hart noted that this project was completed several years ago and that our auditors have suggested this article be closed out to the General Fund, as it is no longer in use. Mr. Young noted that the property where this project was performed is now back under SRA ownership following the 2022 eminent domain taking.

VOTED: Motion of Bob Rizzi, seconded by Andy Burbine, to authorize the Treasurer to close out the TACAN Outfall Project Fund and move the remaining balance of \$12,608.56 to the Unreserved Fund Balance of the General Fund 6-0-0 Unanimous roll call vote

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

EXECUTIVE SESSION

VOTED: Motion of Bob Rizzi, seconded by Andy Burbine, to go into Executive Session, to (1) 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 (2) 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 7:13pm

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

Measure 24-08

Measure 24-09