

Southfield Redevelopment Authority (SRA)
Board of Directors
Wednesday October 01, 2025 at 7:00pm
223 Shea Memorial Drive
South Weymouth, MA 02190

Directors Present: David Rubin, Vice-Chairman
Pat O’Leary, Clerk
Monica Horan
Joe Gratta
Chris Primiano
Bob Rizzi
Kelli O’Brien-McKinnon

Not Present: Tom Henderson, Chairman
Andy Burbine

Also Present: Jim Young, Land Use Administrator
Attorney Bob Galvin

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

Minutes

Minutes from May 7, 2025 were tabled until the next meeting.

**VOTED: Motion of Monica Horan, seconded by Bob Rizzi, to approve the minutes from August 20, 2025, as written
7-0-0 Unanimous vote**

Special Permit Granting Authority

Recreation Complex – Request from Union Point Sports LLC for a 12-month time extension for use of temporary office and concessions facilities.

Mr. Young said UP Sports LLC requested a renewal of their temporary 12-month permit. Mr. Young said there have been no changes made and recommended approval, with approval to expire October 1, 2026.

**VOTED: Motion of Kelli O’Brien-McKinnon, seconded by Bob Rizzi, 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 19, 2024. This approval shall expire on October 1, 2026, unless an additional time extension is granted by the SRA.
7-0-0 Unanimous vote**

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

EXECUTIVE SESSION

VOTED: Motion of Joe Gratta, seconded by Monica Horan, to go into executive session (1) to approve executive session meeting minutes for the following dates: February 21, 2024, June 4, 2025 and July 21, 2025, (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, (3) 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 Massachusetts Bay Transportation Authority v. Anthony Borghi and Kurt Stenhouse, Trustees of Affinity Park Realty Trust, and Southfield Redevelopment Authority, and (4) 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 7:08pm

Patricia Fitzgerald, Recording Secretary

David Rubin, Vice-Chairman

Documents reviewed during the meeting:

Measure 25-08