

Southfield Redevelopment Authority (SRA)  
Board of Directors Meeting  
Wednesday December 03, 2025 at 7:00pm  
223 Shea Memorial Drive  
South Weymouth, MA 02190

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

**Also Present:** Jim Young, Land Use Administrator  
Eric Hart, Treasurer  
Attorney Bob Galvin

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

### Minutes

**VOTED: Motion of Pat O’Leary, seconded by Joe Gratta, to approve the minutes from May 7, 2025, as written**

**5-0-4 vote** (*Dave Rubin, Bob Rizzi, Kelli O’Brien-McKinnon, Monica Horan abstained*)

**VOTED: Motion of Kelli O’Brien-McKinnon, seconded by Pat O’Leary, to approve the minutes from October 1, 2025, as written**

**7-0-2 vote** (*Tom Henderson, Andy Burbine abstained*)

**VOTED: Motion of Kelli O’Brien-McKinnon, seconded by Pat O’Leary, to approve the minutes from November 10, 2025, as written**

**6-0-3 vote** (*Bob Rizzi, Monica Horan, Andy Burbine abstained*)

*Taken Out of Order:*

**Third Amendment to Amended and Restated Exclusive Negotiation Agreement (ENA) between Southfield Redevelopment Authority and Turquoise Southfield NR LLC**

Attorney Galvin said the Disposition and Development Agreement (DDA) is expected to be signed in the spring. This ENA amendment is an extension of six months and would expire when the DDA is signed.

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Primiano, to approve the Third Amendment to the Amended and Restated Exclusive Negotiation Agreement between Southfield Redevelopment Authority and Turquoise Southfield NR LLC, as presented, and hereby authorize the Chairman to execute the agreement on the Board's behalf.**

**9-0-0 Unanimous vote**

**Naval Air Station South Weymouth Disposition and Development Agreement (DDA) between Southfield Redevelopment Authority and Turquoise Southfield NR LLC**

Attorney Galvin said the DDA language has been finalized; it will be signed at the time of the Master Developer's closing, expected this Spring. Mr. Henderson said the development team has been great to work with.

Atty. Galvin noted that as soon as the DDA is signed, the Master Developer will be making significant financial contributions to Weymouth for water and sewer capacity, which is necessary to advance the project. He stated that he is comfortable with the conditional vote as recommended.

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Joe Gratto, to approve the Disposition and Development Agreement (DDA) between the Southfield Redevelopment Authority and Turquoise Southfield NR LLC, as presented; and hereby authorize the Chairman to execute the agreement. This approval is conditioned on the final review and approval by the Authority's Land Use Counsel of (1) all codified amendments to the Enabling Legislation, (2) the Final Conservation and Management Permit issued by the Massachusetts Division of Fisheries and Wildlife, and (3) all proposed Exhibits to the DDA.**

**9-0-0 Unanimous vote**

**Public Hearing**

**Classification of property for Southfield District Tax**

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Primiano, to open the public hearing at 7:20pm.**

**9-0-0 Unanimous vote**

Mr. Hart said the Fiscal 2026 valuation for District 2 within Weymouth, Rockland, and Abington increased \$26.3 million to \$629.5 million from the \$603.2 million valuation of Fiscal 2025.

*There were no public comments.*

**VOTED: Motion of Monica Horan, seconded by Kelli O'Brien-McKinnon, to set the Residential Factor to 1, resulting in the same tax rates for Commercial and Residential Property of less than or equal to \$0.50 per thousand dollars of property value.**

**9-0-0 Unanimous vote**

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Primiano, to close the public hearing at 7:23pm.**

**9-0-0 Unanimous vote**

### **Treasurer's Report**

#### **Fiscal Year 2026 Budget Transfers and Adjustments**

Mr. Hart said that two unexpected retirees will increase the annual health insurance contribution; the OPEB Contributions account would be reviewed once it is fully funded again.

#### **Measure 25-12 Transfer**

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Primiano, to transfer \$21,000 from the Fire MV and Other Insurance account to OPEB Contributions account, to increase the annual funding for the inclusion of unexpected retirement of previous employees.**

**9-0-0 Unanimous vote**

**Topics Not Reasonably Anticipated by the Chairman 48 hours before the Meeting:** Chairman Henderson mentioned the recent codification of our amended enabling legislation, and suggested letters of appreciation be sent to our legislative delegation.

### **Adjournment**

**VOTED: Motion of Bob Rizzi, seconded by Joe Gratta, to adjourn at 7:30pm.**

**9-0-0 Unanimous vote**

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

#### **Documents reviewed during the meeting:**

25-10

25-11

25-12

25-13